

DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF THE S.E. 1/4 OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST;

THENCE NORTH 02°51'18" WEST ALONG THE EAST LINE OF SECTION 3, BEING COINCIDENT WITH WEST LINE OF SECTION 2 A DISTANCE OF 290.79 FEET;

THENCE NORTH 88°24'27" EAST A DISTANCE OF 430.41 FEET TO THE SOUTHWEST CORNER OF THE SOUTH 250 FEET OF THE NORTH 1,235 FEET OF THE EAST 248 FEET OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST AND THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 88°24'27" EAST ALONG THE SOUTH LINE OF THE AFOREMENTIONED SOUTH 250 FEET A DISTANCE OF 247.87 TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED SOUTH 250 FEET;

THENCE NORTH 02°21'24" WEST ALONG THE EAST LINE OF THE AFOREMENTIONED SOUTH 250 FEET A DISTANCE OF 92.46 FEET TO THE SOUTHWEST CORNER OF THE WEST LINE OF MARCONI BOULEVARD LYING 30 FEET WEST OF THE WEST LINE OF BLOCK 10 OF THE AMENDED PLAT OF FAIRVIEW AS RECORDED AS PLAT BOOK 10 PAGE 25 IN THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA;

THENCE NORTH 88°06'51" EAST ALONG THE SOUTH LINE OF SAID BLOCK 10 A DISTANCE OF 285.29 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 95;

THENCE NORTH 01°36'32" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF INTERSTATE 95 A DISTANCE OF 158.99 FEET TO A POINT IN THE NORTH LINE OF BLOCK 10 OF THE AMENDED PLAT OF FAIRVIEW AS RECORDED AS PLAT BOOK 10 PAGE 25;

THENCE SOUTH 88°24'23" WEST ALONG SAID NORTH LINE OF BLOCK 10 A DISTANCE OF 287.33;

THENCE SOUTH 01°28'02" EAST A DISTANCE OF 3.30 FEET TO THE NORTH LINE OF THE AFORE SAID SOUTH 250 FEET OF THE NORTH 1,235 FEET OF THE EAST 248 FEET OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF SW 8th STREET;

THENCE SOUTH 88°38'04" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 223.06 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°07'03" AN ARC LENGTH OF 39.76 FEET TO A POINT ON THE WEST RIGHT-OF WAY LINE OF SW 12 AVENUE;

THENCE SOUTH 2°23'10" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 224.63 FEET TO THE POINT OF BEGINNING.

ALL OF THE DESCRIBED LAND SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA CONTAINING 107,599.71 SQUARE FEET (2.470 ACRES) MORE OR LESS.

ACKNOWLEDGEMENT:

STATE OF FLORIDA } BEFORE ME PERSONALLY APPEARED
COUNTY OF BROWARD } SS DAVINA BEAN, VICE PRESIDENT U-HAUL COMPANY OF FLOIRDA , WHO IS

PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF U-HAUL COMPANY OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT 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 _____ DAY OF _____ 2022.

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

PRINT NAME:

DEDICATION:

STATE OF FLORIDA } KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF BROWARD } SS THE _____, AS
CORPORATION, AS OWNERS OF PARCEL "A", AS SHOWN HEREON.
BEING IN SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA,
SHOWN HEREON AS SW 12 AVENUE U-HAUL, DO HEREBY DEDICATE THE FOLLOWING:

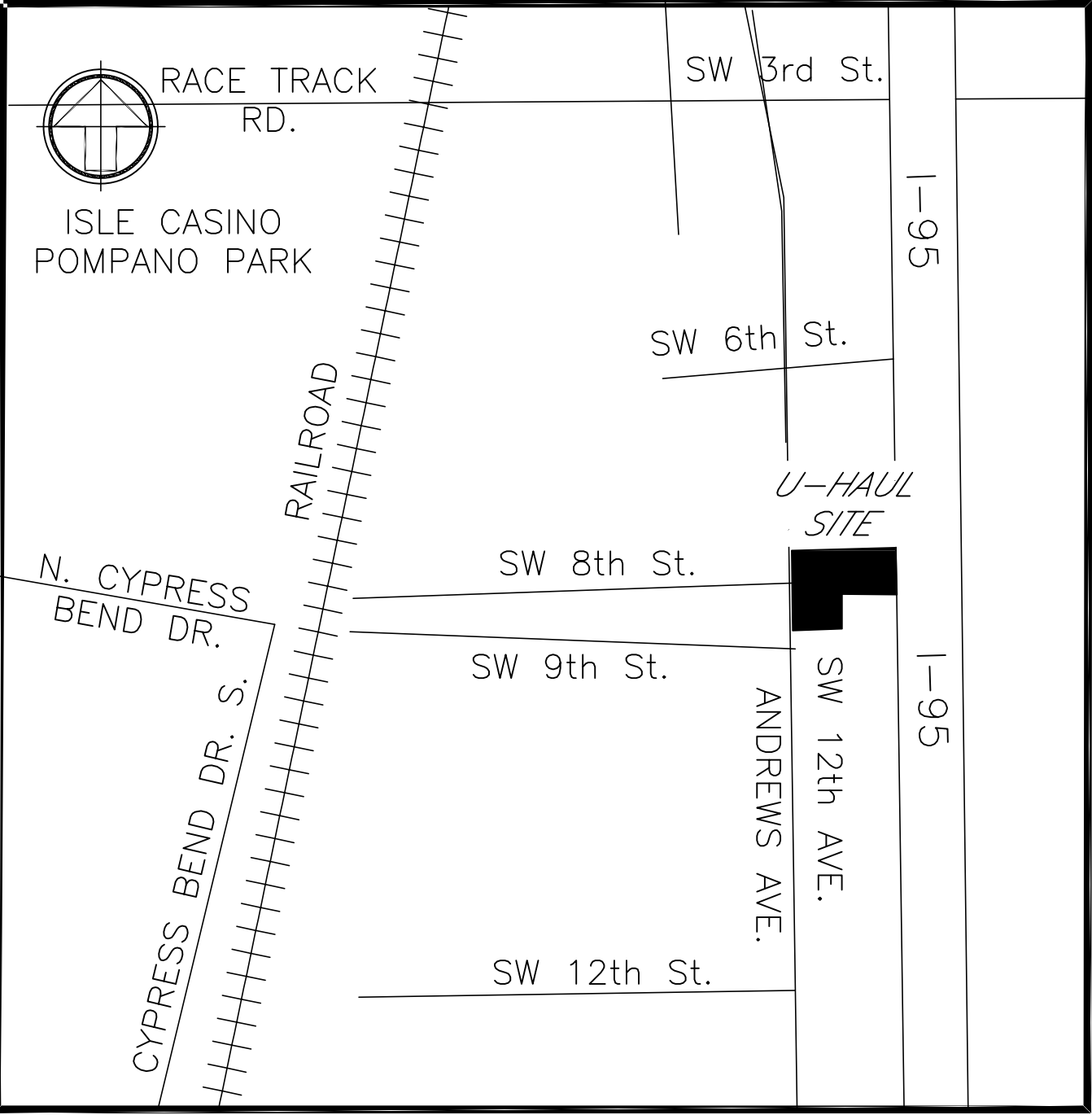
PARCEL "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.

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

WITNESS: _____ U-HAUL COMPANY, INC
PRINT NAME: _____ BY: _____
WITNESS: _____ (PRESIDENT)
PRINT NAME: _____

SW 12 AVENUE U-HAUL

A PORTION OF BLOCK 10 OF THE AMENDED PLAT OF FAIRVIEW AS RECORDED IN PLAT BOOK 10 PAGE 25 BROWARD COUNTY FLORIDA PUBLIC RECORDS LYING IN SECTION 2 TOWNSHIP 49 SOUTH, RANGE 42 EAST



LOCATION MAP
NOT TO SCALE

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. _____ THIS _____ DAY OF _____, A.D., 2022

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/ OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN COMFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____ BY: _____
CITY CLERK CITY MAYOR
ASCELETA HAMMOND REX HARDIN, MAYOR

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 _____ DAY OF _____, A.D., 2022

BY: _____
PLANNING AND ZONING BOARD
CHAIR FRED STACER

ENGINEERING:

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

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

PLAT BOOK _____, PAGE _____
SHEET 1 OF 2 SHEETS

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IT THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BY SUPPLAINED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTION THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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., 2022

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., 2022.

BY: _____ DATE: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION:

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., 2022

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., 2022.

BY: _____ DATE: _____
EXECUTIVE DIRECTOR OR DESIGNEE

MAYOR--COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: _____ BY: _____
RICHARD TORNESE ROBERT P. LEGG, JR.
DIRECTOR FLORIDA PROFESSIONAL SURVEYOR
FLORIDA PROFESSIONAL ENGINEER, AND MAPPER
REGISTRATION NO. 40263 REGISTRATION NO. 4030

DATE: _____ DATE: _____

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DIRECTOR OR DESIGNEE DATE

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED 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 APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA STATUTES WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THIS _____, DAY OF _____, 2022.

DATE: _____ FOR THE FIRM BY: _____
MICHAEL D. SARVER
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO.4174
FOR SHAH DROTOS AND ASSOCIATES
3410 N. ANDREWS AVE. EXT.
POMPANO BEACH, FLORIDA 33064
CERTIFICATE OF AUTHORIZATION NUMBER: LB6456

PREPARED BY:

SDA **SHAH**
& ASSOCIATES **DROTOS**
ENGINEERING
SURVEYING
PLANNING
3410 N. ANDREWS AVE., EXT
POMPANO BEACH, FL. 33064
PH: 954-943-9433 FAX: 954-983-7355
APRIL 14, 2022
SURVEYOR'S PROJECT NO. 1121A-06

DRC
P223-12000014
05/17/2023