

POMPANO BEACH MARINA

A REPLAT OF A PORTION OF THE EAST 1/2 OF LOT 15, BLOCK 5, "BUTLER'S SUBDIVISION"  
(P.B. "B", PG. 76, D.C.R) IN SECTION 6, TOWNSHIP 49 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  
SEPTEMBER 2025

LEGAL DESCRIPTION:

A PORTION OF THE EAST 1/2 OF LOT 15, IN BLOCK 5, ACCORDING TO "BUTLER'S SUBDIVISION" OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK "B" AT PAGE 76, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE RUN EASTERLY 1017.42 FEET, ALONG THE SOUTH BOUNDARY OF SAID LOT 15, TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1); THENCE RUN NORTHEASTERLY 104.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY 170.73 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE RUN NORTHWESTERLY AT RIGHT ANGLES 10.00 FEET;

THENCE RUN NORTHEASTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY 72.01 FEET; THENCE RUN WEST 309.48 FEET ALONG A LINE PARALLEL TO SAID SOUTH BOUNDARY LINE OF LOT 15; THENCE RUN SOUTHWESTERLY 250.00 FEET ALONG A LINE PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY; THENCE RUN EAST 135.00 FEET ALONG A LINE PARALLEL WITH SAID SOUTH BOUNDARY LINE OF LOT 15; THENCE NORTHEASTERLY ALONG A LINE PARALLEL WITH THE SAID WESTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY, 4.00 FEET; THENCE RUN EAST ALONG A LINE PARALLEL WITH THE SAID SOUTH BOUNDARY LINE OF LOT 15, 185.00 FEET.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 1.712 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT FOUR J'S INVESTMENT GROUP, L.L.C., 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 "POMPANO BEACH MARINA".

IN WITNESS WHEREOF: FOUR J'S INVESTMENT GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY JUNE JOHNSON, ITS MANAGER, IN THE PRESENCE OF THESE TWO WITNESSES, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

WITNESS: \_\_\_\_\_ FOUR J'S INVESTMENT GROUP, L.L.C.,  
PRINT NAME: \_\_\_\_\_ A FLORIDA LIMITED LIABILITY COMPANY  
WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ JUNE JOHNSON  
MANAGER

ACKNOWLEDGMENT:

STATE OF FLORIDA }  
COUNTY OF } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, BY JUNE JOHNSON, AS MANAGER OF FOUR J'S INVESTMENT GROUP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

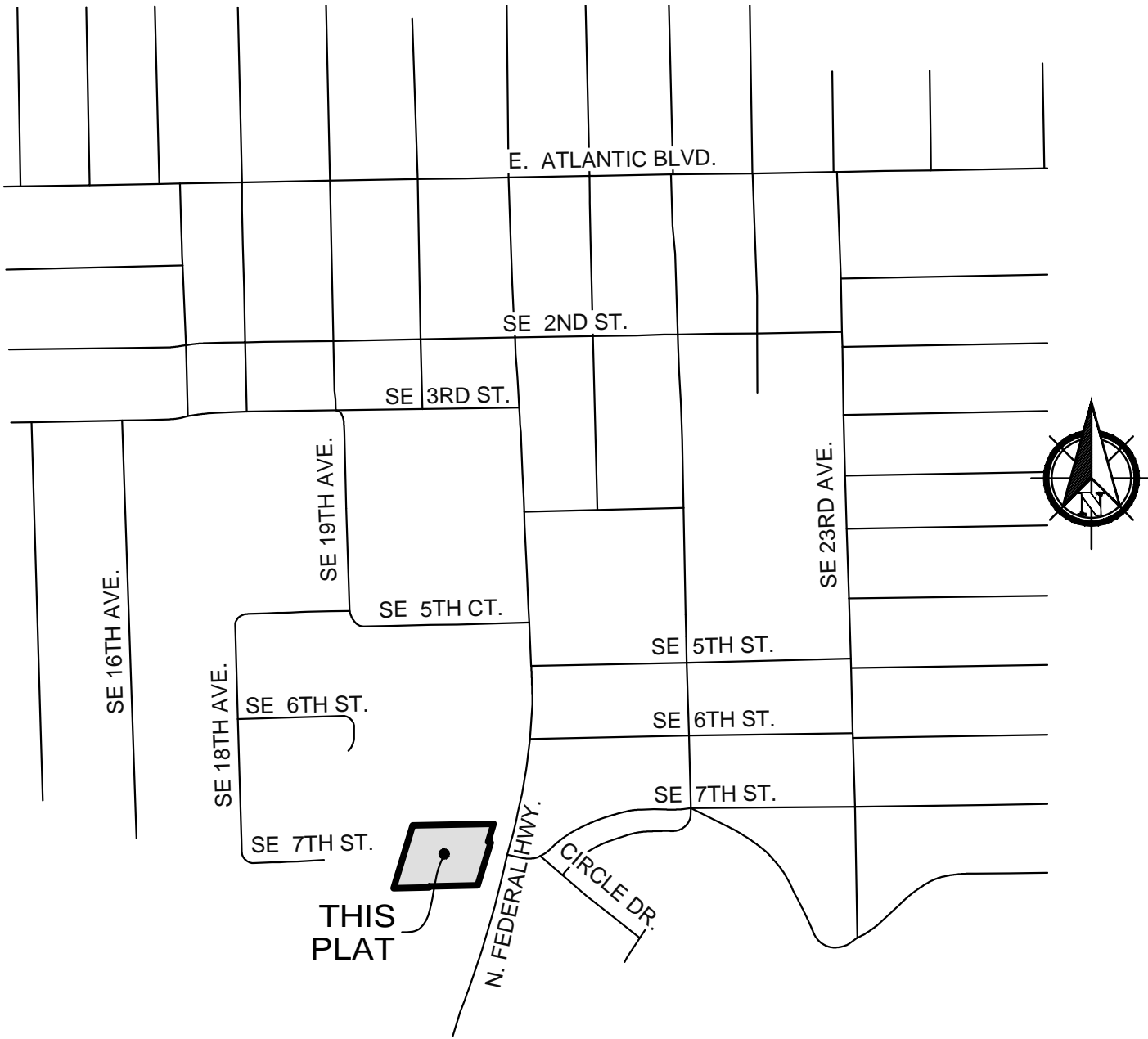
WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC -- STATE OF \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

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: \_\_\_\_\_ DATE \_\_\_\_\_  
JOHN F. PULICE  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS2691  
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 DEVELOPMENT SERVICES DIRECTOR:

THIS PLAT IS HEREBY APPROVED FOR RECORD 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.

BY: \_\_\_\_\_  
DAVID RECOR, ICMA-CM  
DEVELOPMENT SERVICES DIRECTOR

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

DRC

PZ25-14000012  
11/19/2025

PLAT NO.:

-MP-25