

"ENCO"

PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF THE NORTHWEST ONE-QUARTER (NW1/4), OF THE SOUTHEAST ONE-QUARTER (SE1/4), AND THE NORTHWEST ONE-QUARTER (NW1/4), OF THE SOUTHWEST (SW1/4), OF THE SOUTHEAST ONE-QUARTER (SE1/4), OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA  
JUNE, 2021

LEGAL DESCRIPTION:

That certain parcel of land, being a part of the SW 1/4 of the NW 1/4 of the SE 1/4 and the NW 1/4 of the SW 1/4 of the SE 1/4 of Section 34, Township 48 South, Range 42 East, more particularly described as follows:

Begin at a point in the center of the Main line track of the Seaboard AirLine Railroad Company distant 1128 feet South of intersection of said Main line and the center line of the Hammondville Highway; run thence Easterly at a right angle to said Main line track 60 feet to a Point of Beginning; run thence Easterly at a right angle to said Main line track 156 feet to the Westerly edge of a paved driveway; thence Northerly and parallel with said Main line track 317 feet; thence Westerly at a right angle 156 feet to a point distance 60 feet measured at a right angle from the center of Seaboard Air Line Railroad Company s Main track; thence Southerly parallel with said Main track 317 feet to the Point of Beginning.

And containing 49,452 square feet or 1.135 acres more or less

DEDICATION:

State of Florida } KNOW ALL MEN BY THESE PRESENTS: That Associated  
County of Broward } ENCO, LLC, a Florida Limited Liability Company, owners of the  
lands described and shown hereon included in this plat, have caused said lands to be subdivided and platted as shown hereon, said plat to be known as "ENCO". The owners have caused the property to be surveyed and platted as shown and do hereby dedicate the followin

Utility Easement, as shown hereon, is hereby dedicated to the public for proper purposes.

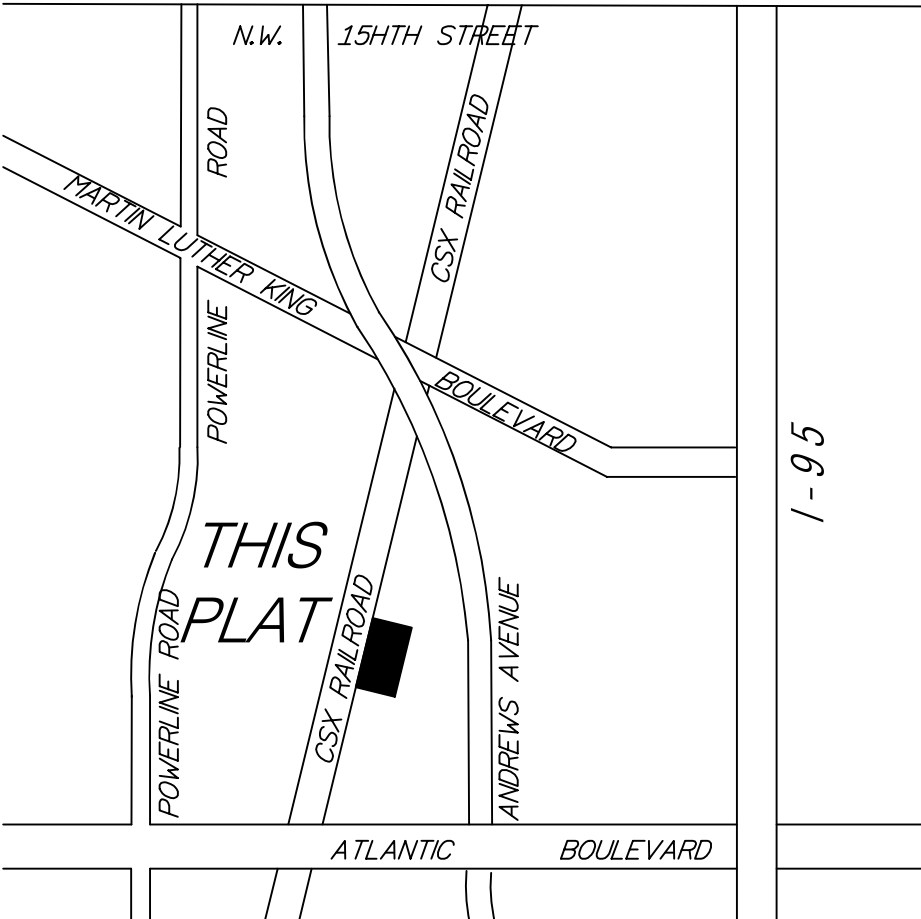
IN WITNESS WHEREOF: We hereby set our hands and affix our corporate seals this  
day of , 2021

By: ENCO, LLC  
a Florida Limited Liability Company  
Witness: Wilson Sanches  
Print Name: Managing Member

ACKNOWLEDGMENT:

State of Florida } BEFORE ME personally appeared Wilson Sanchez , who is personally  
County of Broward } known to me, and who executed the foregoing instrument as Managing Member of  
ENCO, LLC, a Florida Limited Liability Company and severally acknowledged to and  
before me that he executed such instrument as such 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 2021.

My commission expires: By:  
Notary Public- State of Florida  
Typed, printed or stamped name of Notary Public



LOCATION SKETCH: 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 , 2021.

No building permits shall be issued for the construction, extension, and/or conversion of a building within this plat until such time as the developer provides the City with written confirmation from Broward County that all the applicable impact fees have been paid or are not due.

IN WITNESS WHEREOF: said City Commission

Attest: City Clerk  
Asceleta Hammond  
Attest: Mayor  
Rex Hardin

Planning and Zoning Board:

This is to certify that the PLANNING AND ZONING BOARD OF POMPANO BEACH, Florida has ACCEPTED and APPROVED the plat this day of , 2021 .

By: Planning and Zoning Board Chair  
Fred Stacer

Public Works:

This plat is hereby APPROVED for record this day of , 2021 .

By: City Engineer  
John Sfiropoulos, P.E.

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES, 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

Attested: Bertha Henry  
County Administrator  
By: Deputy  
By: Mayor-County Commission

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

This instrument was filed for record this day of , 2021 and recorded in PLAT BOOK PAGE , Record verified.

Attest: Bertha Henry  
County Administrator  
Deputy

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

This plat is hereby APPROVED and ACCEPTED for record.

By: Director or Designee

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 , 2021

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.

By: Executive Director of Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DEPARTMENT:

This plat is hereby APPROVED and ACCEPTED for record.

By: Richard Tournese Date  
Director- Professional Engineer  
Florida Registration No. 40263  
By: Robert P. Legg, Jr. Date  
Professional Surveyor and Mapper  
Florida Registration No. LS4030

SURVEYOR'S CERTIFICATION:

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, Part 1, Florida Statutes, and the applicable sections of Chapter 5J-17, Florida Administrative Code. The Permanent Reference Monuments (P.R.M.) were set on

Team Surveying Solutions's Florida Department of Agriculture Certificate of Authorization Number is LB 7737.

By: Gregory Mire  
Professional Surveyor and Mapper, Registration No. 4437, State of Florida  
Date

DRC  
PZ21-14000017  
7/7/2021  
MP-20

THIS PLAT PREPARED BY  
TEAM SURVEYING SOLUTIONS  
1120 Southwest 19th Avenue, Ft. Lauderdale, FL 33312  
Telephone: (954) 522-7085 Fax: (954) 514-9031  
www.teamssurveyingsolutions.com

ENCO, LLC	Notary			City of Pompano	County Engineer	County Surveyor	Surveyor
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