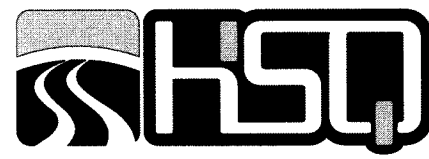


PREPARED BY:
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CA26258 · LB7924



FEBRUARY 2017

RICK CASE HABITAT COMMUNITY

A REPLAT OF PARCEL "A", ABYSSINIAN BAPTIST CHURCH OF CHRIST (P.B. 167, PG. 22) AND OF A PORTION OF TRACTS 3 & 4, GEORGE O. BUTLER SUBDIVISION (P.B. "B", PG. 76, D.C.R.), IN THE NW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION

PARCEL "A", ABYSSINIAN BAPTIST CHURCH OF CHRIST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, AT PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

TOGETHER WITH;

ALL THAT PART OF THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 LYING WEST OF AND ADJACENT TO NW 6TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 363, PAGE 648, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE F.E.C. RAILROAD RIGHT OF WAY OF THE SOUTH 150 FEET AND NORTH 35 FEET WHICH HAS BEEN DEDICATED FOR ROAD RIGHT-OF-WAY OF NW 15TH STREET, ALL IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID LANDS BEING A PORTION OF TRACT 3, GEORGE O. BUTLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "B", PAGE 76, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

AND

THE EAST 100 FEET OF THE E 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4, EXCEPT THE SOUTH 150 FEET FOR FLORIDA EAST COAST RIGHT-OF-WAY AND EXCEPT THE NORTH 35 FEET THEREOF, DEDICATED FOR STREET RIGHT-OF-WAY, IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID LANDS BEING A PORTION OF TRACT 4, GEORGE O. BUTLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "B", PAGE 76, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAIN 9.035 ACRES (393,576 SQUARE FEET), MORE OR LESS.

DEDICATION

STATE OF FLORIDA) ss
COUNTY OF BROWARD)

KNOW ALL MEN BY THESE PRESENTS: THAT HABITAT FOR HUMANITY OF BROWARD, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "RICK CASE HABITAT COMMUNITY", A REPLAT.

- THE RIGHT-OF-WAY AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC IN FEE SIMPLE FOR PROPER PURPOSES.
- THE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNER OF THE LOT ADJACENT TO AND CONTIGUOUS WITH SAID EASEMENT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF MAINTENANCE OF ANY IMPROVEMENT MADE UPON THE LOT ADJACENT TO AND CONTIGUOUS WITH SAID MAINTENANCE EASEMENT.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
- TRACT "A" IS HEREBY DEDICATED IN FEE SIMPLE TO THE CITY OF POMPANO BEACH FOR PARK PURPOSES.
- THE BUS SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
- AN EXPRESS PURPOSE OF THIS REPLAT IS TO VACATE AND ABANDON THE UTILITY EASEMENTS DEDICATED BY THE UNDERLYING PLAT.

IN WITNESS WHEREOF: HABITAT FOR HUMANITY OF BROWARD, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY NANCY L. ROBIN, ITS EXECUTIVE DIRECTOR, THIS 14TH DAY OF JULY, 2017.

WITNESS: [Signature]

PRINT NAME: Donna C. West

WITNESS: [Signature]

PRINT NAME: Jose M. Arenal

HABITAT FOR HUMANITY OF BROWARD, INC.,
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: [Signature]
NANCY L. ROBIN
EXECUTIVE DIRECTOR

ACKNOWLEDGEMENT

STATE OF FLORIDA) ss
COUNTY OF BROWARD)

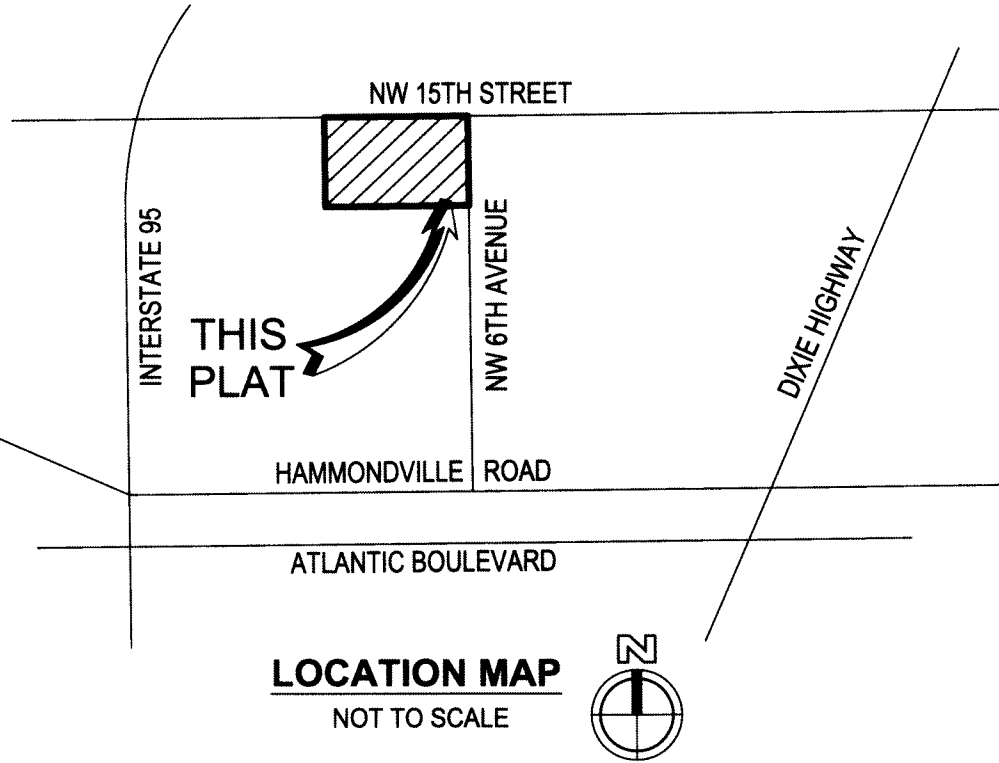
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, NANCY L. ROBIN AS EXECUTIVE DIRECTOR OF HABITAT FOR HUMANITY OF BROWARD, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR [] WHO PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE 14th DAY OF July, 2017

MY COMMISSION EXPIRES 10/7/2019

COMMISSION NO. FF925323

NAME: Bernard Sully
(PRINT NAME): Bernard Sully
NOTARY PUBLIC - STATE OF FLORIDA



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 _____, 20____.

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 THE WRITTEN CONFORMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: _____ ATTEST: _____
LAMAR FISHER ASCELETA HAMMOND
MAYOR CITY CLERK

THIS _____ DAY OF _____, 20____.

CITY OF 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 _____, 20____.

BY: _____ DATE _____
FRED STACER
CHAIRPERSON

CITY OF POMPANO BEACH CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORD THIS _____ DAY OF _____, 20____.

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS _____ DAY OF _____, 20____.

[Signature] 7-12-17
DONNA C. WEST DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4290
STATE OF FLORIDA
HSQ GROUP, INC.
1489 W. PALMETTO PARK RD., SUITE 340
BOCA RATON, FL 33486
CERTIFICATE OF AUTHORIZATION NO. LB7924

HABITAT FOR HUMANITY OF BROWARD, INC.	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	CITY COMMISSION	CITY ENGINEER	SURVEYOR

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH REGARD TO THE DEDICATION OF RIGHTS OF WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 20____.

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 HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

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

BY: _____ DATE _____ BY: _____ DATE _____
RICHARD TORNESE ROBERT P. LEGG, JR.
DIRECTOR PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. LS4030
REGISTRATION NO. 40263

BROWARD COUNTY FINANCE AND ADMINISTRATION 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 _____, 20____.

ATTEST: BERTHA HENRY BY: _____
COUNTY ADMINISTRATOR DEPUTY

BY: _____
MAYOR - COUNTY COMMISSION

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

THIS PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, 20____ AND RECORDED IN

PLAT BOOK _____, PAGE _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY BY: _____
COUNTY ADMINISTRATOR DEPUTY

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20____.

BY: _____
DIRECTOR/DESIGNEE DATE