

DRC

PZ21-12000052  
11/06/2024

# POMPANO MERCHANDISE MART PHASE III

A PARCEL OF LAND IN SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF POMPANO BEACH COUNTY OF BROWARD STATE OF FLORIDA

SEPTEMBER, 1981

PLAT BOOK 112 PAGE 39

Sheet 1 of 2

## LEGAL DESCRIPTION

A parcel of land in Section 33, Township 48 South, Range 42 East lying and being in Broward County, Florida and being further described as follows:  
Commence at the Southeast corner of said Section 33: Thence N00°03'58"W (on an assumed bearing) along the East line of said Section 33 a distance of 56.76 feet to the old North right-of-way line of West Atlantic Boulevard. Thence N89°43'36"W, along said old North right-of-way line, a distance of 332.48 feet to the POINT OF BEGINNING; Thence continue N89°43'36"W, along the existing North right-of-way line, a distance of 452.61 feet to the East right-of-way line of NW 2<sup>nd</sup> Avenue; Thence N00°04'06"W, along said East right-of-way line, a distance of 459.17 feet; Thence S89°44'38"E, a distance of 452.62 feet; Thence S00°04'03"E, a distance of 459.30 feet to the POINT OF BEGINNING:  
Said lands containing 4.77 acres, more or less.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That JULIAN L. PROCTOR and LUCILLE PROCTOR, his wife, owners of the lands described hereon, have caused said lands to be surveyed and platted and to be known as POMPANO MERCHANDISE MART PHASE III. The additional right-of-ways, dedications and easements as shown are hereby dedicated to the perpetual use of the public for proper purposes. IN WITNESS WHEREOF: we hereby set our hands this 16<sup>th</sup> day of December, 1980

Witness [Signature] JULIAN L. PROCTOR  
Witness [Signature] LUCILLE PROCTOR

## ACKNOWLEDGEMENT

STATE OF FLORIDA S I hereby certify that on this day COUNTY OF BROWARD S personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, JULIAN L. PROCTOR and LUCILLE PROCTOR, his wife, individuals to me well known and they acknowledged to me the foregoing dedication for purposes therein expressed. IN WITNESS WHEREOF: I hereby set my hand and seal this 16<sup>th</sup> day of December, 1980  
My Commission expires: June 19, 1982 Charles Cayla  
NOTARY PUBLIC

## DEDICATION OF MORTGAGE HOLDER

KNOW ALL MEN BY THESE PRESENTS: That JOHN P. COPPOLA, Holder of a Mortgage on the lands described hereon, have caused said lands to be surveyed and platted and to be known as POMPANO MERCHANDISE MART PHASE III. The additional right-of-ways, dedications and easements as shown are hereby dedicated to the perpetual use of the public for proper purposes. IN WITNESS WHEREOF: we hereby set our hands this 10<sup>th</sup> day of February, 1981.

WITNESS [Signature] JOHN P. COPPOLA  
WITNESS [Signature] Mary A. Coppola

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that SOUTH FLORIDA HOMES, INC., a Florida corporation, owner of the lands described hereon, has caused said lands to be surveyed and platted and to be known as "POMPANO MERCHANDISE MART PHASE III". The easements shown are hereby dedicated to the perpetual use of the public for proper purposes. IN WITNESS WHEREOF: SOUTH FLORIDA HOMES, INC., has caused said presents to be signed by John P. Coppola and Mary A. Coppola and its corporate seal to be affixed this 12<sup>th</sup> day of December, 1980.

WITNESS [Signature] By John P. Coppola - PRES.

WITNESS [Signature] By Mary A. Coppola

## ACKNOWLEDGEMENT

STATE OF FLORIDA S I hereby certify that on this day COUNTY OF BROWARD S personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, John P. Coppola and Mary A. Coppola to me well known to be officers of SOUTH FLORIDA HOMES, INC and they acknowledged to me the execution of the foregoing dedication for purposes therein expressed. IN WITNESS WHEREOF: I hereby set my hand and seal this 17<sup>th</sup> day of December, 1980  
My commission expires [Signature]  
Notary Public State of Florida

## ACKNOWLEDGEMENT

STATE OF FLORIDA S I hereby certify that on this day personally appeared before COUNTY OF BROWARD S me, an officer duly authorized to administer oaths and take acknowledgements, JOHN P. COPPOLA to me well known and he acknowledged to me the execution of the foregoing dedication for purposes therein expressed. IN WITNESS WHEREOF: I hereby set my hand and seal this 18<sup>th</sup> day of February, 1981.  
My commission expires [Signature]  
NOTARY PUBLIC - STATE OF FLORIDA

## SURVEYOR'S CERTIFICATION

STATE OF FLORIDA S I hereby certify that the attached plat is a true COUNTY OF BROWARD S and correct representation of the lands recently surveyed and platted under my responsible supervision and direction, that the survey data complies with the applicable requirements of Chapter 177, Florida Statutes, 1971, and meets the requirements established by the Florida Society of Professional Land Surveyors and further that Permanent Reference Monuments were set in accordance with Section 177.091 of said Chapter 177, on this 19<sup>th</sup> day of FEBRUARY, 1981. The Benchmarks shown are referenced to N.G.V.D. 1929 and conform to standards for third order work. This plat dated this 18<sup>th</sup> day of SEPTEMBER, 1980.

By [Signature]  
ARNOLD RAMOS - Registered Land Surveyor No. 1975  
STATE OF FLORIDA

## MID SOUTH ENGINEERING COMPANY

CONSULTING ENGINEERS & LAND SURVEYORS

233 COMMERCIAL BOULEVARD LAUDERDALE - BY - THE - SEA, FLORIDA 33308

## BROWARD COUNTY ENGINEERING DEPARTMENT

This plat is approved for record.  
By [Signature] this 21<sup>st</sup> day of APRIL, 1982  
Henry P. Cook, P.E. Fla. Reg. No. 12506, Director

By [Signature] this 11<sup>th</sup> day of February, 1982  
Bruce S. Staskiewski - County Surveyor  
Fla. P.L.S. Reg. No. 2942

## BROWARD COUNTY PLANNING COUNCIL

This to certify that the BROWARD COUNTY PLANNING COUNCIL approved this plat with regard to dedication of rights-of-way for traffic ways by Resolution adopted this 29<sup>th</sup> day of Oct, 1981.

By [Signature] 10-29-81  
Chairman

## BROWARD COUNTY CENTRAL SERVICES DEPARTMENT - ARCHIVES AND MINUTES DIVISION

I hereby 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 6<sup>th</sup> day of October, 1981.

Attest: Graham W. Watt, County Administrator By [Signature] Deputy  
By [Signature] Chairman, County Commission

## BROWARD COUNTY FINANCE DEPARTMENT - RECORDING DIVISION

STATE OF FLORIDA S This instrument was filed for record this 27<sup>th</sup> day COUNTY OF BROWARD S of April, 1982 and recorded in Plat Book 112 at Page 39. Record Verified.

Graham W. Watt, County Administrator By [Signature] Deputy

## CITY PLANNING BOARD

This is to certify that the PLANNING BOARD of the City of Pompano Beach, Florida has approved and accepted this plat this 25<sup>th</sup> day of Feb., 1981.

By [Signature] this 8<sup>th</sup> day of May, 1981.

## 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 and passed by Ordinance No. 81-53 this 5<sup>th</sup> day of May, 1981.

By [Signature]  
CITY CLERK

## CITY ENGINEER

This plat of "POMPANO MERCHANDISE MART PHASE III" is approved.

By [Signature]  
CITY ENGINEER

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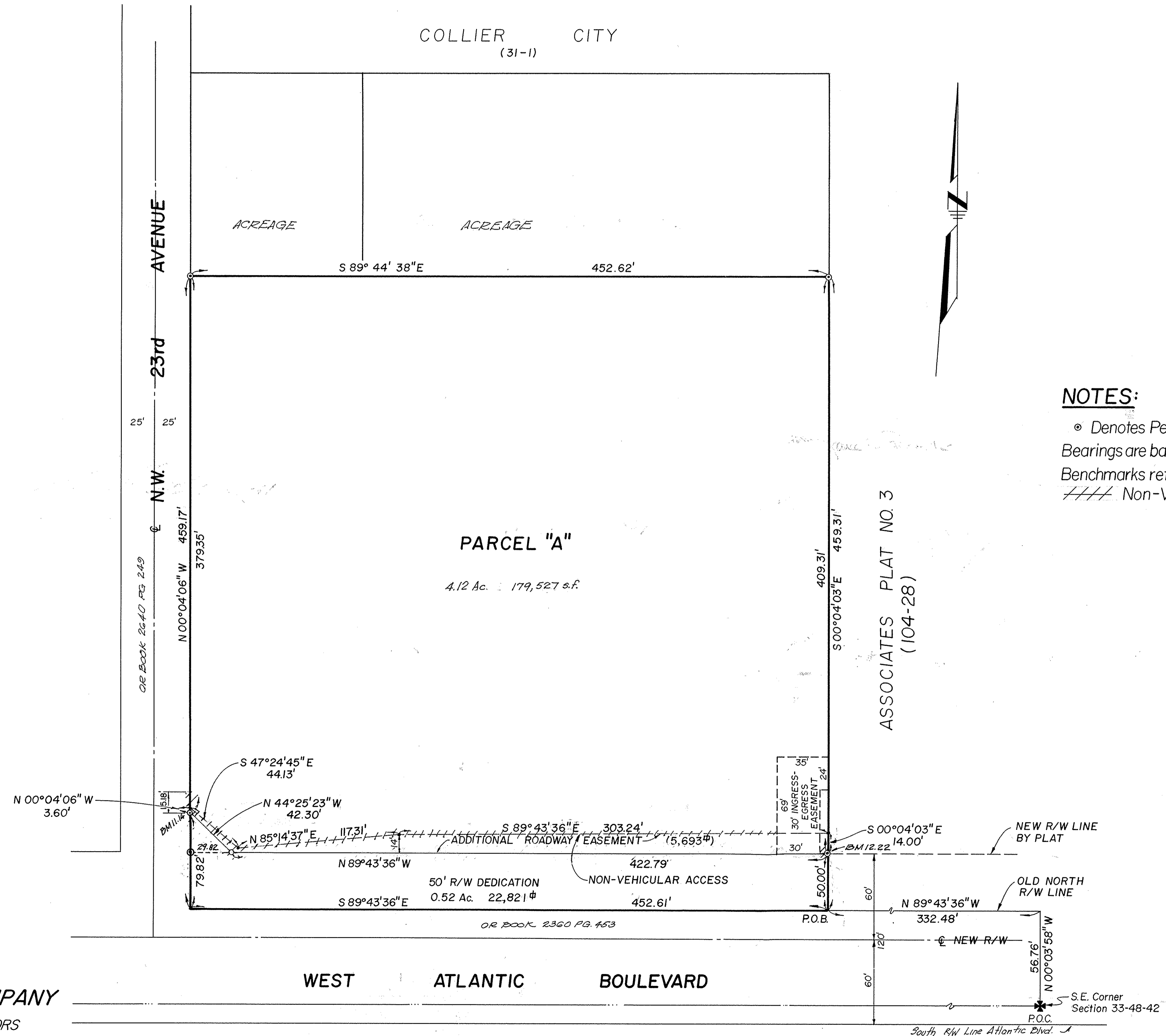
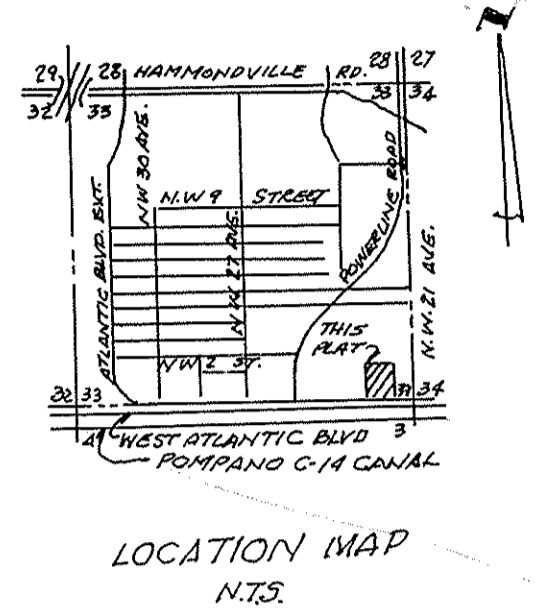
# POMPANO MERCHANDISE MART PHASE III

A PARCEL OF LAND IN SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF POMPANO BEACH COUNTY OF BROWARD STATE OF FLORIDA

Scale: 1" = 40'



September, 1981



## NOTES:

- ◉ Denotes Permanent Reference Monument.
- Bearings are based on an assumed meridian.
- Benchmarks refer to N.G.V.D., 1929.
- //// Non-Vehicular Access

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MID SOUTH ENGINEERING COMPANY

CONSULTING ENGINEERS & LAND SURVEYORS

233 COMMERCIAL BOULEVARD LAUDERDALE-BY-THE-SEA, FLORIDA 33308