

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That FLORIDA INDOOR TENNIS, LLC, a Florida corporation,
COUNTY OF BROWARD owner of the lands described in 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 "3100 W. ATLANTIC"
being a plat of a portion of Section 32, Township 48 South, Range 42 East, City of Pompano Beach, Broward County, Florida.

The Florida Power and Light Company (FPL) Easement is hereby dedicated to FPL for proper purposes.
The Utility Easement shown hereon is hereby dedicated to the public for utilities and utility related purposes.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Parkland, County of Broward, State of Florida,
this _____ day of _____, 202.

FLORIDA INDOOR TENNIS, LLC
a Florida corporation

Officer: _____ Name of officer printed: Neal Feinberg Title: Authorized Representative

Witness: _____ Name of witness printed _____

Witness: _____ Name of witness printed _____

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me by means of physical presence ____ or online
COUNTY OF BROWARD notarization ____, this _____ day of _____, 202, by Neal Feinberg being the Authorized
Representative of FLORIDA INDOOR TENNIS, LLC a Florida Profit Company, to be the person described in and who acknowledged
before me that he executed the same freely and voluntarily for the uses and purposes therein expressed, on behalf of the
company and did not take an oath.

He/She is
[] personally known to me or
[] has produced _____, as identification,
and
[] did take and oath.
[] did not take an oath.

NOTARY PUBLIC _____ STATE OF FLORIDA

Name of Notary printed _____

My Commission # _____ Expires: _____

NOTARY SEAL

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That 3100 WEST ATLANTIC, INC., a Florida limited liability company,
COUNTY OF BROWARD owner of the lands described in 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 "3100 W. ATLANTIC"
being a plat of a portion of Section 32, Township 48 South, Range 42 East, City of Pompano Beach, Broward County, Florida.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Pompano Beach, County of Broward, State of Florida,
this _____ day of _____, 202.

3100 WEST ATLANTIC, INC.
a Florida limited liability company

Officer: _____ Name of officer printed: Ghulam H. Usman Title: Manager

Witness: _____ Name of witness printed _____

Witness: _____ Name of witness printed _____

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me by means of physical presence ____ or online
COUNTY OF BROWARD notarization ____, this _____ day of _____, 202, by Ghulam H. Usman being the
Manager of 3100 WEST ATLANTIC, INC., a Florida Profit Corporation, to be the person described in and who acknowledged before
me that he executed the same freely and voluntarily for the uses and purposes therein expressed, on behalf of the corporation
and did not take an oath.

He/She is
[] personally known to me or
[] has produced _____, as identification,
and
[] did take and oath.
[] did not take an oath.

NOTARY PUBLIC _____ STATE OF FLORIDA

Name of Notary printed _____

My Commission # _____ Expires: _____

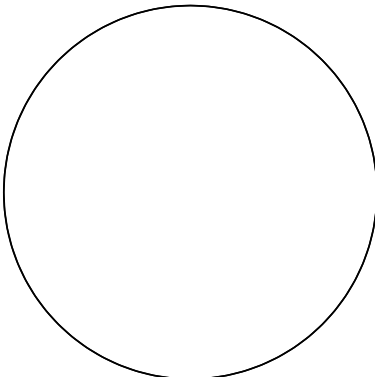
NOTARY SEAL



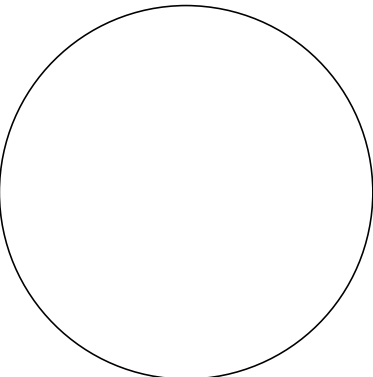
"3100 W. ATLANTIC"
A PLAT OF A PORTION SECTION 32,
TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPAÑO BEACH,
BROWARD COUNTY, FLORIDA
MARCH, 2023



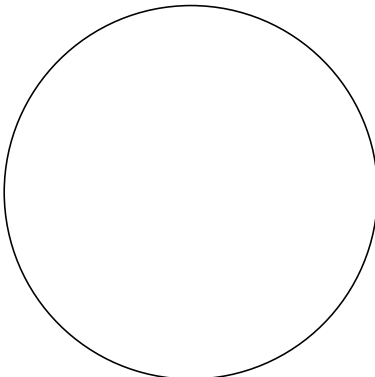
City
Engineers Seal



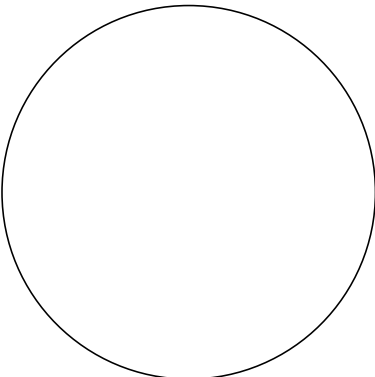
City of
Pompano Beach
Corporate Seal



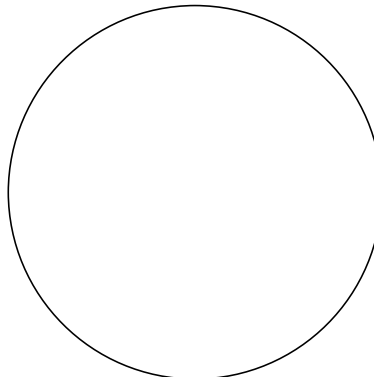
Roberto Chavez
Surveyor's Seal



Richard Tornese
Engineer's Seal



James M.
McLaughlin Jr.
Surveyor's Seal



By: _____

James M. McLaughlin, Jr.
Registered Land Surveyor No. LS4497
State of Florida.
for McLAUGHLIN ENGINEERING COMPANY
1700 N.W. 14th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA 33304
Certificate of Authorization Number LB 285

DRC
PZ23-14000005
06/21/2023

CITY OF POMPAÑO BEACH PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the City Planning and Zoning Board of Pompano Beach, Florida, has hereby approved and accepted
this plat _____ day of _____, 20 _____. (City of Pompano Beach Planning #23-

By: _____ Fred Stacer, Chairman, this _____ day of _____, 20 ____.

CITY COMMISSION

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF
COUNTY OF BROWARD THE CITY OF POMPAÑO BEACH, FLORIDA, in and by RESOLUTION No. _____, adopted by the said City
Commission, this _____ day of _____, 20_____.

All applicable 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.

Attest: _____ Asceleta Hammond, City Clerk, this _____ day of _____, 202_____.

By: _____ Rex Hardin, Mayor, this _____ day of _____, 202_____.

CITY ENGINEER'S SIGNATURE

This plat is approved and accepted for record this _____ day of _____, 202_____.

By: _____ John Sfiropoulos, P.E., City Engineer, Florida P.E. Registration No. 59494

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT

This plat is approved and accepted for record this _____ day of _____, 20_____.

By: _____ Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been reviewed for conformity
with Chapter 177, Florida Statutes.

This plat has been approved and accepted for record.

By: _____

Roberto Chavez (date)
Professional Surveyor and Mapper
Florida Registration Number: LS7280

By: _____

Richard Tornese (date)
Director
Florida Professional Engineer
Florida Registration Number 40263

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-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 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 _____, 20 ____.

By: _____ Mayor – County Commission

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed,
COUNTY OF BROWARD subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the
applicable requirements of Chapter 177, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in
accordance with Section 177.091 of said Chapter 177, on this _____ day of _____, 20____. This plat conforms to all applicable
sections of Chapter 5J-17.05, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 20th day of March, 2023.