NEW ADVENTURE

Plat Book____ Page ____

SHEET 1 OF 2

A SUBDIVISION OF A PORTION OF S.W. 1/4 OF SECTION 35,
TOWNSHIP 48 S RANGE 42 E. CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

P&Z
PZ22-14000004
11/16/2022

LEGAL DESCRIPTION:

THE EAST 100 FEET OF THE WEST 150 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST,LYING AND BEING IN BROWARD COUNTY, FLORIDA.
SAID LAND LAYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 16,108 SQUARE FEET (0.3698 ACRES), MORE OF LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT NEW ADVENTURE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSE SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOW AS " NEW ADVENTURE", A PLAT.

1– PARCEL "R/W" AS SHOWN HEREON IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.
IN WITNESS WHEREOF: SAID NEW ADVENTURE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON IT BEHALF BY _____ ITS GENERAL PARTNERS THIS _____ DAY OF _____, 202__

WITNESS: _____ NEW ADVENTURE GROUP LLC

PRINT NAME: _____ A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____

PRINT NAME: _____ NAME: _____

TITLE: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA) SS
COUNTY OF BROWARD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__, BY _____, AS MANAGER OF _____, A FLORIDA LIMITED PARTNERSHIP, WHO IS [ ] PERSONALLY KNOWN TO ME OR [} HAS PRODUCED _____ AS IDENTIFICATION.
WITNESS: MY HAND AND OFFICIAL SEAL THIS ___ DAY OF_____, 202__,

_____
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

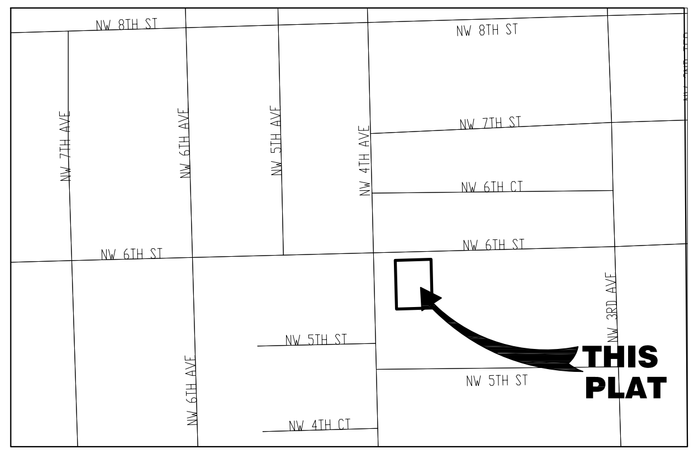
PRINTED NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES : _____
COMMISSION NUMBER: DATE

PREPARED BY:

MAQ SERVICES, INC.
Land Planning-Surveying-Mapping
CERTIFICATE No. L.B.-8064, STATE OF FLORIDA
STATE OF FLORIDA
405 E 41 ST, # 2-D
HIALEAH, FL 33013
Main Line: (305) 901-1317
Fax: (305) 901-1323



LOCATION MAP
SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA.
NOT TO SCALE

CITY OF POMPANO BEACH APPROVALS
CITY COMMISSION:

STATE OF FLORIDA) SS
COUNTY OF BROWARD)

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORDING BY THE CITY OF POMPANO BEACH, FLORIDA, AND BY RESOLUTION NO. _____, THIS _____ DAY OF _____, 2022.

ALL APPLICATION, CONCURRENCY, IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHAL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

IN WITNESS WHEREOF SAID CITY COMMISSION

BY: _____ BY: _____
CITY CLERK CITY MAYOR
ASCELETA HAMMOND REX HARDIN

CITY OF POMPANO BEACH - PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, THIS ____ DAY OF _____, 202__.

BY: _____
NAME: _____
DIRECTOR/DESIGNEE

CITY OF POMPANO BEACH - CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ____ DAY OF _____, 202__.

BY: _____
NAME: _____
CITY ENGINEER
FLORIDA P.E. REGISTRATION No._____

CITY CLERK	CITYENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD

BY: _____
DIRECTOR/ DESIGNEE DATE

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 TRAFFIC WAYS THIS ____ DAY OF _____, 202__.

BY: _____
CHAIRPERSON

THIS PLAT COMPIES WITH THE APRROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____ 202__.

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 WAS ACCEPTED FOR RECORD.

BY: _____ DATE
ROBERTO CHAVEZ
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS7280

BY: _____ DATE
RICHARD TORNESE
DIRECTOR PROFESSIONAL ENGINEER
REGISTRATION NO. 40263

SURVEYOR'S CERTIFICATE:

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.

DATE: _____

BY: _____
LEONARDO MAQUEIRA, PSM No.6992
PROFESSIONAL LAND SURVEYORS, MAPPER No. LS6992
STATE OF FLORIDA
MAQ SERVICES, INC.
405 E 41 ST, 2–D
HIALEAH, FL 33013
CERTIFICATE No.L.B. 8064

PLAT No.: 028-MP22