

ENGSTROM PLAT

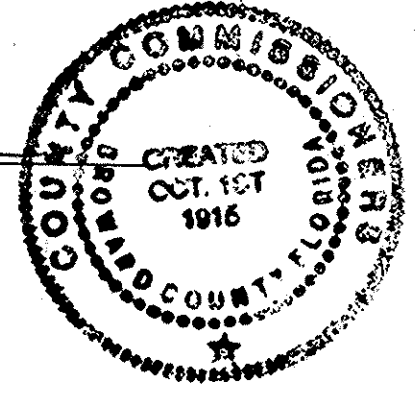
A SUBDIVISION IN SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPAÑO BEACH
BROWARD COUNTY, FLORIDA
APRIL 1989

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 21st DAY OF December
A.D. 1992, AND RECORDED IN PLAT BOOK 152 AT PAGE 45, RECORD
VERIFIED.

ATTEST: B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

By Candace Doyle
DEPUTY



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 18th DAY OF June,
A.D. 1991.

ATTEST: B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

By Charles J. Hester
CHAIR
BOARD OF
COUNTY COMMISSIONERS

By William H. Hester
DEPUTY

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 FOR
TRAFFICWAYS THIS 26th DAY OF April, A.D. 1990.

BY Charles J. Hester 04/26/90
CHAIRPERSON DATE

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING
COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD
THIS 14th DAY OF June, 1992.

BY William H. Hester
ADMINISTRATOR OR
DESIGNEE

BROWARD COUNTY ENGINEERING DIVISION:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY Henry P. Cook 12-18-92 DATE
HENRY P. COOK
DIRECTOR OF ENGINEERING
FLORIDA P.E. NO. 12506

BY Emilio V. Llufrido 12-16-92 DATE
EMILIO V. LLUFRIDO
COUNTY SURVEYOR
STATE OF FLORIDA PLS NO. 4429

CITY COMMISSION:

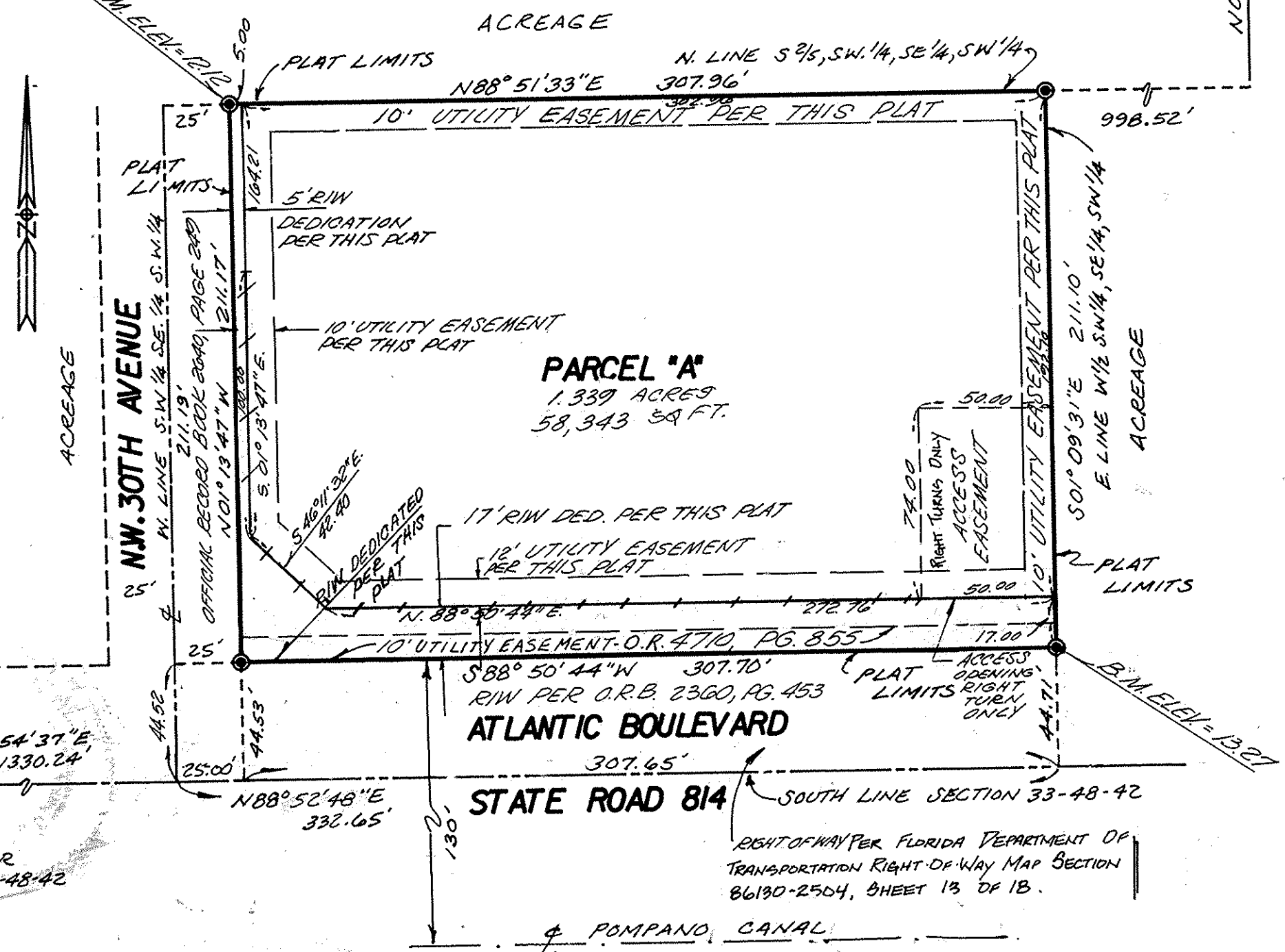
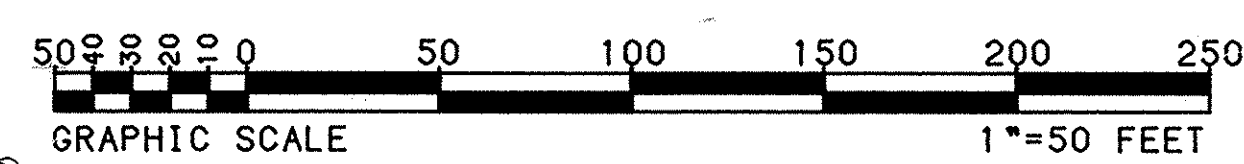
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR
RECORD BY THE CITY OF POMPAÑO BEACH, FLORIDA AND PASSED BY ORDINANCE
NO. 84-46 THIS 19th DAY OF September, 1989

By Vernadette Fuller
CITY CLERK
THIS 21st DAY OF November, 1989

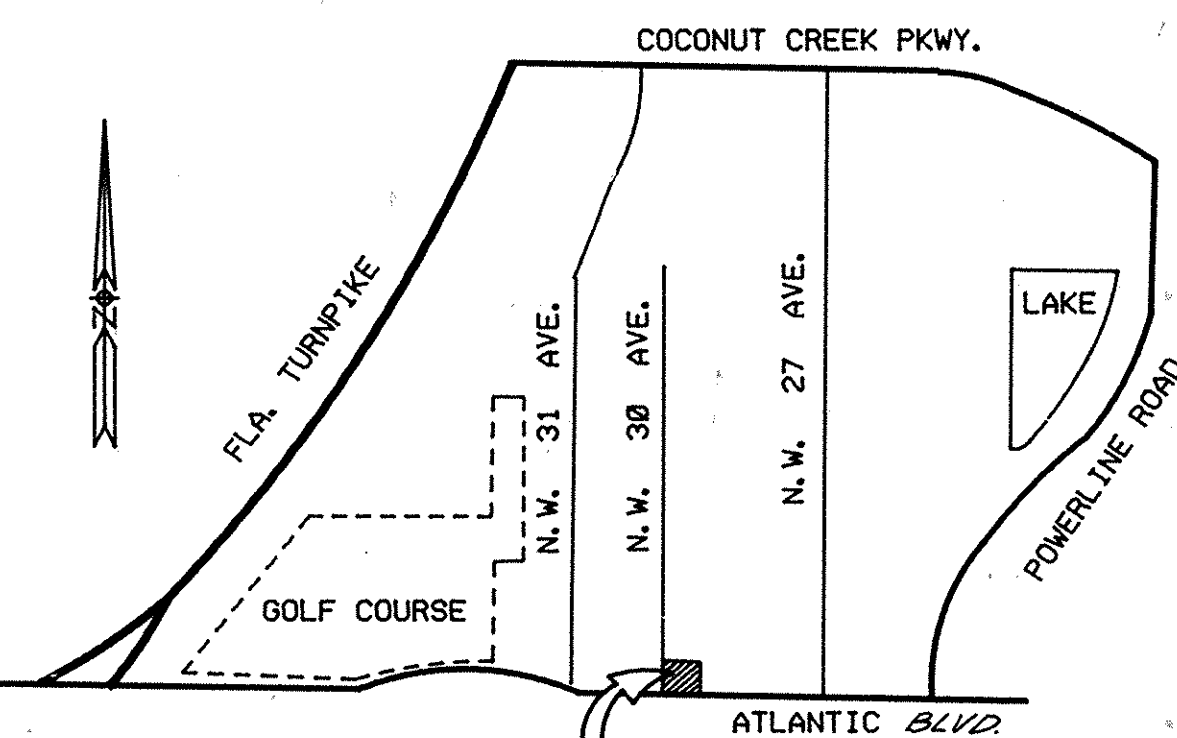
CITY PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPAÑO
BEACH, FLORIDA HAS APPROVED AND ACCEPTED THIS PLAT
THIS 28th DAY OF June, 1989

By William H. Hester
CHAIRPERSON
THIS 10th DAY OF October, 1989.



FOUND NAIL
IN 1/2" IRON PIPE
IN RIGH ALT
CUTOUT
NE CORNER
SW 1/4 SECTION 33-48-42



AREA TABLE

GROSS AREA: 1.400 ACRES 64,904 SQ. FT.
R/W DEDICATION: 0.153 ACRES 6,651 SQ. FT.
NET AREA: 1.339 ACRES 58,343 SQ. FT.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JULIA L. ENGSTROM, OWNER OF
THE LANDS DESCRIBED AND SHOWN HEREON HAS CAUSED SAID LANDS TO BE SURVEYED,
SUBDIVIDED AND PLATTED AS SHOWN HEREON AND TO BE KNOWN AS "ENGSTROM PLAT".
ALL ROAD RIGHTS-OF-WAY ARE DEDICATED IN FEE SIMPLE TO THE PUBLIC AND THAT
EASEMENTS ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF JULIA L. ENGSTROM HAS HEREUNTO SET HER
HAND THIS 14th DAY OF November, 1992.

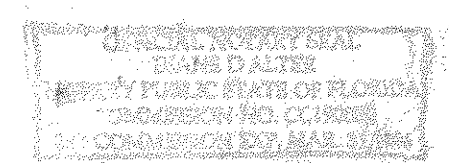
WITNESS Charles J. Hester

WITNESS Julia L. Engstrom

ACKNOWLEDGEMENT:

STATE OF FLORIDA 59 I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY
COUNTY OF MARTIN APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED
TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS,
JULIA L. ENGSTROM, WHO IS PERSONALLY KNOWN TO ME
AND WHO EXECUTED
THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY FOR THE PURPOSES THEREON EXPRESSED
AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 14th DAY OF November, 1992.



Diane D. Alter
NOTARY PUBLIC
PRINTED NAME: Diane D. Alter
NOTARY PUBLIC, STATE OF Florida
SERIAL NUMBER: CC 190230
MY COMMISSION EXPIRES: March 31, 1994

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA 59 I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A
COUNTY OF BROWARD 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,
FLORIDA STATUTES, AND WITH APPLICABLE SECTIONS OF CHAPTER 21 HH-6,
FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS
(P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID
CHAPTER 177, ON THIS NINETEENTH DAY OF APRIL, 1989.
THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC
VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS
ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL
STANDARDS.

DATE: 4/19/89

BY: Dennis M. Beale
DENNIS M. BEALE
REGISTERED LAND SURVEYOR NO. 3606
STATE OF FLORIDA

DESCRIPTION:

PARCEL 1:
TRACT 30, OF COLLIER CITY LOTS, AN UNRECORDED PLAT, DESCRIBED AS:
THAT PORTION OF THE WEST ONE-HALF (1/2) OF THE SOUTH ONE-FIFTH (1/5) OF
THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE
SOUTHWEST ONE-QUARTER (1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42
EAST, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD
EXTENSION; LESS THE WEST 25 FEET THEREOF; DEDICATED TO BROWARD COUNTY FOR
FREE PUBLIC ROAD PURPOSES, ACCORDING TO PLAT NO. S 15 W, COLLIER CITY
LOTS, LYING AND BEING IN BROWARD COUNTY.

PARCEL 2:
TRACT 29, OF COLLIER CITY LOTS, AN UNRECORDED PLAT, DESCRIBED AS:
THE WEST ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE SOUTH
TWO-FIFTHS (2/5) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST
ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 33,
TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING AND BEING IN BROWARD COUNTY,
FLORIDA.

SURVEYOR'S NOTES:
1) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN.
2) BOUNDARY DATA SHOWN HEREON BASED ON FIELD MONUMENTATION AND MEASUREMENTS
3) @ DENOTES PERMANENT REFERENCE MONUMENT #3606.
4) - - - - - DENOTES NON-VEHICULAR ACCESS
5) BENCHMARKS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL
DATUM OF 1929
6) B.M. INDICATES BENCHMARK ELEVATION
7) THE BENCHMARK ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY THIRD ORDER
PROCEDURES FROM BENCH MARKS TO WIT:
A) BROWARD COUNTY BENCH MARK: PRM AT THE SOUTHEAST CORNER OF THE
CHEETAH 111 LOUNGE ELEVATION-14.59 FEET
B) BROWARD COUNTY BENCH MARK: BRASS CAP AT THE NORTH END OF THE
HEADWALL ON THE EAST SIDE OF N.W. 31ST AVENUE AT THE CANAL CROSSING
NEAR THE MINATURE HORSE FARM (97-49) ELEVATION-11.70 FEET
8) THIS PLAT IS RESTRICTED TO 10,000 SQUARE FEET OF COMMERCIAL USE, NO RESTAURANTS
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES AND MAY
BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION
AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY
LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING
AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE
TO THIS PLAT.
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN
THE PUBLIC RECORDS OF BROWARD COUNTY.

DIRECTOR OF PUBLIC WORKS
THIS PLAT ENTITLED "ENGSTROM PLAT" IS APPROVED
FOR RECORD THIS 21st DAY OF November, 1989
BY William H. Hester DIRECTOR OF PUBLIC WORKS
BROWARD COUNTY OFFICE OF PLANNING
THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD
BY Emilio V. Llufrido 01/06/2026
DIRECTOR DATE