

PREFERRED POMPANO PLAT

A REPLAT OF A PORTION OF TRACT 'B',
POMPANO TERMINAL (P.B. 54, PG. 11, B.C.R.)
AND A PORTION OF GOVERNMENT LOTS 1 AND 4
SECTIONS 2 AND 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST
BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
(NOVEMBER 2017)

PREPARED BY:

**DAVID &
GERCHAR, INC.**
SURVEYORS AND MAPPERS
1011 N.W. 45th Street, 3rd Fl.
Fort Lauderdale, Florida 33304
(954) 561-4627 • info@dauidgerchar.com

PLAT BOOK _____ PAGE _____

SHEET 1 OF 3

DEDICATION

STATE OF FLORIDA) ss
COUNTY OF BROWARD)

KNOW ALL MEN BY THESE PRESENTS THAT PREFERRED DEVELOPMENT POMPANO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THE PLAT, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS PREFERRED POMPANO PLAT. THE OWNERS HAVE CAUSED THE PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN.

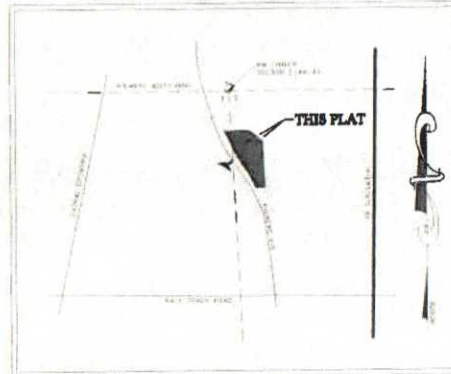
PARCEL "D" (RIGHT-OF-WAY) IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE PROPER PURPOSES AND IN FULL PERFORMANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 21st DAY OF September 2017.

[Signature]
WITNESS
DANA McDONALD
PRINT NAME
[Signature]
WITNESS
Richard Spew
PRINT NAME

PREFERRED DEVELOPMENT POMPANO, LLC
BY: *[Signature]*
THOMAS R. SPEND, MANAGER



LOCATION MAP - NOT TO SCALE



ACKNOWLEDGMENT:

STATE OF Florida

COUNTY OF Broward

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, THOMAS R. SPEND, AS MANAGER OF PREFERRED DEVELOPMENT POMPANO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER OF SAID COMPANY FOR THE PURPOSES HEREON EXPRESSED AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF September 2017.

NOTARY PUBLIC - STATE OF Florida SEAL
PRINTED NAME OF ACKNOWLEDGEE: Tara-Lynn Patton COMMISSION NUMBER: 91976 MY COMMISSION EXPIRES: 8/1/2021

MORTGAGEE'S CONSENT

STATE OF _____) ss

COUNTY OF _____)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNED THEREOF, AND AGREES THAT THE MORTGAGE WHICH IS RECORDED UNDER INSTRUMENT NUMBER 11800891, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____, THIS ____ DAY OF _____, 2017.

WITNESS

PRINT NAME

BY: _____, AS _____

ACKNOWLEDGMENT

STATE OF _____) ss

COUNTY OF _____)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____, AS _____ OF _____, A LOUISIANA BRANCH, THAT HE/IS PERSONALLY KNOWN TO ME OR HAS PRODUCED, AND THAT HE/IS EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER OF SAID COMPANY FOR THE PURPOSES HEREON EXPRESSED AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2017, A.D.

NOTARY PUBLIC - STATE OF _____

PRINTED NAME OF ACKNOWLEDGEE: _____

SEAL

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A PORTION OF TRACT 'B', POMPANO TERMINAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF GOVERNMENT LOTS 1 AND 4, SECTIONS 2 AND 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP OF ANDREWS AVENUE EXTENSION, ITEM/REVISION NO. 2307341, SECTION 60000-2895 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH 02°01'18" EAST ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 287.28 FEET TO A POINT ON THE SOUTHERLY SOUTHWEST RIGHT-OF-WAY LINE OF SOUTHWEST 1st COURT AND THE POINT OF BEGINNING; THENCE NORTH 89°04'48" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 173.85 FEET; THENCE SOUTH 48°12'30" EAST, A DISTANCE OF 161.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 18th AVENUE; THENCE SOUTH 02°20'00" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 417.16 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 2nd STREET; THENCE SOUTH 89°17'40" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 11.05 FEET; THENCE NORTH 89°08'21" WEST, A DISTANCE OF 18.15 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AND FROM SAID POINT A RADIAL LINE BEARS SOUTH 02°01'18" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 2,180.00 FEET, A CENTRAL ANGLE OF 09°08'21" AND AN ARC LENGTH OF 388.88 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 8,033.00 FEET, A CENTRAL ANGLE OF 04°07'27" AND AN ARC LENGTH OF 148.88 FEET; THENCE NORTH 18°00'00" WEST, A DISTANCE OF 85.11 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AND FROM SAID POINT A RADIAL LINE BEARS NORTH 91°00'00" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 2,018.00 FEET, A CENTRAL ANGLE OF 09°34'18" AND AN ARC LENGTH OF 188.81 FEET, THE LAST FOUR (4) CALLS BEING ALONG THE EAST RIGHT-OF-WAY LINE OF ANDREWS AVENUE EXTENSION; THENCE NORTH 89°04'48" EAST, A DISTANCE OF 85.17 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF GOVERNMENT LOT 1, SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH 02°01'18" EAST ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 85.18 FEET; THENCE SOUTH 89°08'21" WEST, A DISTANCE OF 85.18 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AND FROM SAID POINT A RADIAL LINE BEARS SOUTH 02°01'18" WEST; SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF ANDREWS AVENUE EXTENSION; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 8,190.00 FEET, A CENTRAL ANGLE OF 09°08'21" AND AN ARC LENGTH OF 388.88 FEET; THENCE SOUTH 02°01'18" EAST, A DISTANCE OF 85.11 FEET; THENCE SOUTH 84°14'00" EAST, A DISTANCE OF 18.25 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AND FROM SAID POINT A RADIAL LINE BEARS SOUTH 48°12'30" WEST, THE LAST THREE (3) CALLS BEING ALONG THE WEST RIGHT-OF-WAY LINE OF ANDREWS AVENUE EXTENSION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 218.88 FEET, A CENTRAL ANGLE OF 27°11'00" AND AN ARC LENGTH OF 191.88 FEET; THENCE NORTH 89°08'21" EAST, A DISTANCE OF 85.88 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 199,891 SQUARE FEET (4.54 ACRES) MORE OR LESS.

SURVEYOR'S CERTIFICATION

THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1, AND WITH THE APPLICABLE SECTIONS OF 13-7100, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 177.01, FLORIDA STATUTES. THE FOREGOING REQUIREMENTS HAVE BEEN MET IN ACCORDANCE WITH SECTION 177.01 OF SAID CHAPTER 177 ON THE ____ DAY OF ____ 2017. THE SURVEYING SHOWN AND REPRESENTED TO NATIONAL GEODETIC VERTICAL DATUM (NGLD83) OF THE 1982 AND 1983 HORIZONTAL DATUM (NAD83) OF THIS IS IN CONFORMITY WITH EVIDENCE ACCEPTED BY THE NATIONAL OCEANIC SURVEY FOR THIRD ORDER CONTROL STATIONS.

THEODORE DAVIS, P.E., DATE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 2851
DAVID & GERCHAR, INC.
1011 N.W. 45th Street, 3rd Fl.
FORT LAUDERDALE, FLORIDA 33304
CERTIFICATE OF AUTHORIZATION NO. L3 6984



Theodore
David
2018.09.1
8 10:57:16
-04'00'

015-MP-18

PREFERRED POMPANO PLAT

A REPLAT OF A PORTION OF TRACT 'B',
POMPANO TERMINAL (P.B. 64, PG. 11, S.G.R.)
AND A PORTION OF GOVERNMENT LOTS 1 AND 4
SECTIONS 2 AND 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST
BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
(NOVEMBER 2017)

PREPARED BY:

**DAVID &
GERCHAR, INC.**
REALTY & SURVEYING
1251 N.W. 40th Street
Fort Lauderdale, FL 33309
(954) 551-1111 • Fax: (954) 551-1112

PLAT BOOK ____ PAGE ____

SHEET 2 OF 3

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH RESOLUTION OF RECORDS-OF-DEED FOR TOWNSHIP 49S, DAY OF _____, 2017, A.D.

BY: _____
COUNCILMAN

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE RESOLVED DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 2017, A.D.

BY: _____
EXECUTIVE DIRECTOR OR DEPUTY

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS _____ DAY OF _____, 2017, A.D.
AND RECORDED IN PLAT BOOK _____, PAGE _____, RECORDS-OF-DEED.

ATTEST: BETHA JERRY
COUNTY ADMINISTRATOR

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 183, FLORIDA STATUTES, AND THIS ACCEPTS FOR RECORD IN THE BOOK OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS _____ DAY OF _____, 2017, A.D.

ATTEST: BETHA JERRY
COUNTY ADMINISTRATOR

CITY OF POMPANO BEACH

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE CITY AND PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS _____ DAY OF _____, 2017, A.D.

BY: _____
FRED STANLEY, CHAIRMAN

CITY COMMISSION

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ADOPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, IN AND BY RESOLUTION NO. _____ ADOPTED BY SAID COMMISSION ON THE _____ DAY OF _____, 2017, A.D.

IN WITNESS WHEREOF, THE SAID COMMISSION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CITY CLERK AND THE COUNTY CLERK OF SAID CITY APPROVED HEREON ON THE _____ DAY OF _____, 2017, A.D.

NO BUSINESS FEES SHALL BE CHARGED FOR THE SUBSCRIPTION, SUBSCRIPTION, AND/OR COMMISSION OF A PLAT WITHIN THIS PLAT UNTIL, SUCH TIME AS THE DEVELOPER PROVIDES THIS SUBSCRIPTION WITHIN COMPLETION OF A PLAT WITHIN BROWARD COUNTY THAT ALL APPLICABLE DEVELOPMENT FEES HAVE BEEN PAID OR ARE PAYABLE.

BY: _____
ADELETA HARRISON, CITY CLERK

BY: _____
LARRY FISHER, CLERK

CITY ENGINEER

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 2017, A.D.

BY: _____
CITY ENGINEER - JOHN BUREAU

ALL PREVIOUS PLATS OF SAID LANDS ARE HEREBY VOID, CANCELLED AND SUPERSEDED.

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 34, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORD.

BY: _____
REXARD YARBRO
ENGINEER
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NUMBER 4585

BY: _____
ROBERT F. LEE, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 14285

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 2017, A.D.

BY: _____
DIRECTOR/ENGINEER

SEALS

COUNTY ENGINEER	COUNTY SURVEYOR	COUNTY COMMISSION	CITY ENGINEER	CITY COMMISSION	SURVEYOR

015-MP-18

PREFERRED POMPANO PLAT

SHEET 3 OF 3

- ## SURVEY NOTES

- | | | |
|-----|----------|---|
| 1. | I/P | DENOTES IRON PIPE |
| 2. | I/R | DENOTES IRON ROD |
| 3. | P.R.M. | DENOTES PERMANENT REFERENCE MONUMENT |
| 4. | ***** | DENOTES NON-VEHICULAR ACCESS LINE |
| 5. | | DENOTES PLAT BOOK |
| 6. | P.G. | DENOTES PAGE |
| 7. | P.O.R. | DENOTES OFFICIAL RECORD BOOK |
| 8. | L/E | DENOTES LOT EASEMENT |
| 9. | B.C.R. | DENOTES BROWARD COUNTY RECORDS |
| 10. | B.M. EL. | DENOTES BENCHMARK ELEVATION |
| 11. | C. | DENOTES CENTERLINE |
| 12. | L.B. | DENOTES LICENSED BUSINESS |
| 13. | R/W | DENOTES RIGHT-OF-WAY |
| 14. | C.F.T. | DENOTES CALCULATED FIELD TRAVERSE |
| 15. | CONC. | DENOTES CONCRETE |
| 16. | N/D | DENOTES NOT A DRCG |
| 17. | R/W | DENOTES RIGHT-OF-WAY |
| 18. | | DENOTES PERMANENT REFERENCE MONUMENT
(P.R.M.) SET 4"x4"x20" UNDATED L.B. NO. 8930
OTHERWISE UNDATED |

4. BEING AS SHOWN HEREON ARE BOUND LINES AND MEASUREMENTS AND ARE RELATIVE TO THE NORTH LINE OF THE "_____" PLATBOOK _____, PAGE _____, BROWN COUNTY RECORD, AND BEING LINES AND

- [illegible]

2. THIS FLAT IS RESTRICTED TO 20,000 SQUARE FEET OF BULKHEAD LINE ON PARCEL "A", 110,000 SQUARE FEET OF BULK-HEAD LINE ON PARCEL "B" AND 100,000 SQUARE FEET ON PARCEL "C".

THIS NOTE IS REQUIRED BY CHAPTER 4, ARTICLE 5, BROWN COUNTY CODE OF ORDINANCES, AND MAY BE ASSIGNED AT APPROVAL OF THE BROWN COUNTY BOARD OF COUNTY COMMISSIONERS. THIS NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY REGARDING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT CONSTITUTE AS A REPRESENTATION OR FACTOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNER OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

7. ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE AND SIMILAR UTILITIES SHALL BE INDICATED ON THE DEVELOPMENT PLAN.

**DAVID &
GERCHAR, INC.**
SURVEYORS AND MAPPERS
12005 N.W. 45th Street, Box 1
Coral Springs, Florida 33438
(904) 246-0000 • FAX (904) 246-0001

