

PZ25-12000028
01/07/2026

Location Map
Sec. 6-49-43

DESCRIPTION

The South 400.00 feet (as measured at right angles) of the following described property, to wit: The South one-half (S. 1/2) of the Southwest one-quarter (S.W. 1/4) of the Northwest one-quarter (N.W. 1/4), lying West of the Westerly right-of-way line of Federal Highway (U.S. No. 1) as the same is now located, all lying in Section 6, Township 49 South, Range 43 East. Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida, and containing 4.2305 acres, more or less.

DEDICATION OF MORTGAGE HOLDER

BARNETT BANK OF BROWARD COUNTY, N.A., a national banking association, owner and holder of a mortgage on this property recorded in D.R. BOOK 14269, PAGE 116, B.C.R. and modified in O.R. BOOK 15282, PAGE 850, B.C.R., does hereby consent to the dedication shown hereon. IN WITNESS WHEREOF: I hereunto set my hand and affix the corporate seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 24 day of April, 1990.

Witness: Alfred H. Hines Witness: Alfred Hines Officer: James G. McColla Title: Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA SS BEFORE ME personally appeared James G. McColla being the Vice-President of BARNETT COUNTY OF BROWARD BANK OF BROWARD COUNTY, N.A., a national banking association, to me known to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes herein expressed. WITNESS: My hand and official seal this 24 day of April, 1990.

My commission expires the 31 day of January, 1993. NOTARY PUBLIC Alfred Hines STATE OF FLORIDA

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That POMPO MOTOR COMPANY, a Florida Corporation, owner of the lands described 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 "POMOCO PLAT". All easements are hereby dedicated to the public for proper purposes. The additional thoroughfare, as shown hereon, is hereby dedicated to the public for proper purposes.

IN WITNESS WHEREOF: I hereunto set my hand and affix the corporate seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 19 day of February, 1990.

Witness: James G. McColla Officer: Edmund Accardi Title: President

ACKNOWLEDGEMENT

STATE OF FLORIDA SS BEFORE ME personally appeared Edmund Accardi and Chief Executive Officer being the PRESIDENT COUNTY OF BROWARD and Chief Executive Officer, respectively, of POMPO MOTOR COMPANY, a Florida Corporation, to me well known to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes herein expressed.

WITNESS: My hand and official seal, this 19 day of February, 1990.

My commission expires the 28 day of April, 1991. NOTARY PUBLIC James M. Sumner STATE OF FLORIDA

CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the Planning and Zoning Board of Pompano Beach, Florida, has approved and accepted this plat, this 27th day of June, 1990.

By: William H. Whitman Chairman, this 26th day of November, 1990.

CITY COMMISSION

THIS IS TO CERTIFY: That this plat has been approved and accepted for record by the City of Pompano Beach, Florida, and passed by Ordinance No. 90-211 this 4th day of September, 1990.

By: Veronika S. Miller City Clerk, this 3rd day of December, 1990.

DIRECTOR OF PUBLIC WORKS

This plat, "POMOCO PLAT", is approved for record, this 1st day of December, 1990.

By: Mark A. Smith Director

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT

This plat is approved and accepted for record this 22th day of May, 1992. By: William H. Whitman Director

BROWARD COUNTY ENGINEERING DIVISION

This plat has been approved and accepted for record. By: Emilio V. Lufrio Emilio V. Lufrio, County Surveyor, Fla. P.L.S. Reg. No. 4429

BY: Henry P. Cook Henry P. Cook, Director of Engineering, Fla. P.E. Registration 12506, Date: 5-18-92

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 27th day of June, 1991. By: William H. Whitman Chairperson, Date: JANUARY 23, 1992

This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 13th day of May, 1993. By: William H. Whitman Administrator 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 14th day of November, 1993. ATTEST: B. JACK OSTERHOLT - COUNTY ADMINISTRATOR

By: William H. Whitman Deputy By: William H. Whitman Chair - County Commission

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

This plat filed for record this 19th day of May, 1993, in BOOK 154 of PLATS, at Page 7, record verified.

ATTEST: B. JACK OSTERHOLT - COUNTY ADMINISTRATOR By: William H. Whitman Deputy

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, subdivided and platted under my COUNTY OF BROWARD 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 19th day of January, 1990. The BENCH MARKS shown are referenced to N.G. VERTICAL DATUM and conform to standards for third order work. This plat conforms to all applicable sections of Chapter 21-HH-6, FLORIDA ADMINISTRATIVE CODE.

McLAUGHLIN ENGINEERING CO. This plat dated at Fort Lauderdale, Florida, this 11th day of December, 1989. By: Robert C. McLaughlin Registered Land Surveyor No. 3356, State of Florida.

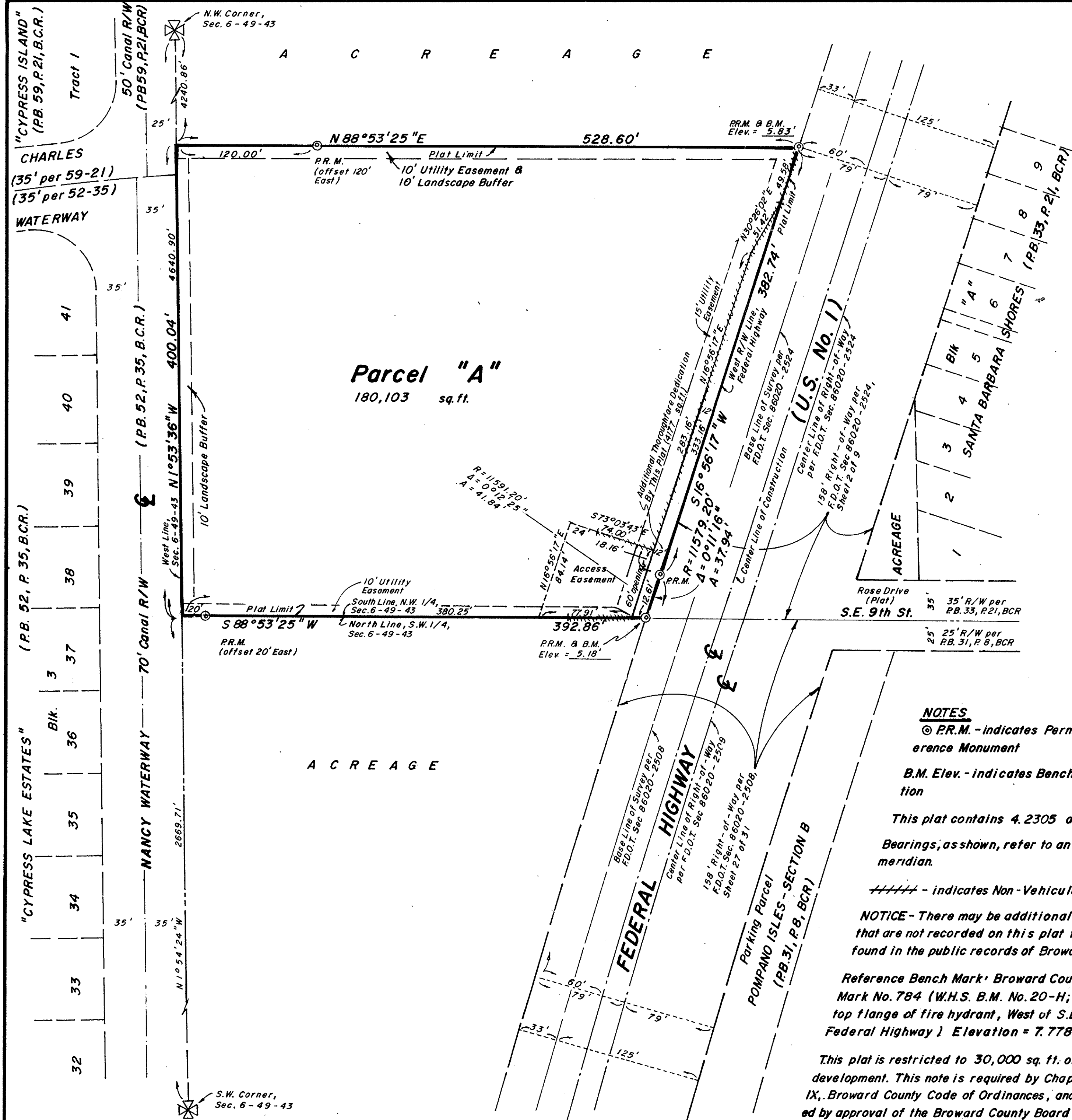
Reference File No (Survey): AA-1061

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Q-4598

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NOTES

© P.R.M. - indicates Permanent Reference Monument

B.M. Elev. - indicates Bench Mark Elevation

This plat contains 4.2305 acres.

Bearings, as shown, refer to an assumed meridian.

----- indicates Non-Vehicular Access line

NOTICE - There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County.

Reference Bench Mark: Broward County Bench Mark No. 784 (W.H.S. B.M. No. 20-H; West bolt on top flange of fire hydrant, West of S.E. 9th St. and Federal Highway) Elevation = 7.778'

This plat is restricted to 30,000 sq. ft. of Commercial development. 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.

"POMOCO PLAT"

A PORTION OF THE WEST ONE-HALF (W. 1/2),
SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST,
CITY OF POMPO BEACH, BROWARD COUNTY, FLORIDA

