

POMPANO BEACH FISHING VILLAGE
PARCEL R5

PLAT BOOK PAGE
SHEET 1 OF 2 SHEETS

A REPLAT OF
A PORTION OF BLOCKS 8 AND 9 AND A PORTION OF BUTLER STREET, POMPANO BEACH,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 93,
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
AND
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

DESCRIPTION

A PORTION OF BLOCKS 8 AND 9, POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH A PORTION OF BUTLER STREET AS SHOWN ON SAID PLAT OF POMPANO BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALSO TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST LYING WEST OF SAID BLOCK 9 AND EAST OF STATE ROAD A-1-A, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 8;

THENCE SOUTH 88°57'35" WEST ALONG THE NORTH RIGHT OF WAY LINE OF N.E. 2ND STREET (THIRD ST. PER PLAT) AS SHOWN ON SAID PLAT OF POMPANO BEACH, A DISTANCE OF 158.20 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 88°57'35" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 204.89 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH OCEAN BOULEVARD (STATE ROAD A-1-A);

THENCE NORTH 09°08'21" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 173.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°15'57", AN ARC DISTANCE OF 27.67 FEET TO A POINT OF TANGENCY;

THENCE NORTH 88°24'18" EAST, A DISTANCE OF 167.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 175.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°03'14", AN ARC DISTANCE OF 21.54 FEET;

THENCE SOUTH 09°09'21" WEST, A DISTANCE OF 190.96 FEET TO THE POINT OF BEGINNING.

LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA,
CONTAINING 38,518 SQUARE FEET, MORE OR LESS.

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD

KNOWN ALL MEN BY THESE PRESENTS THAT THE CITY OF POMPANO BEACH, A FLORIDA MUNICIPAL CORPORATION, THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS POMPANO BEACH FISHING VILLAGE PARCEL R5.

PARCELS RW-1 AND RW-2 AS SHOWN HEREON ARE HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

PARCELS RW-1 AND RW-2 AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE BUS SHELTER EASEMENT SHOWN HEREON IS DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE CITY OF POMPANO BEACH, A FLORIDA MUNICIPAL CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS CITY COMMISSION, THIS ____ DAY OF _____, 201__.

BY:

THE CITY OF POMPANO BEACH,
A FLORIDA MUNICIPAL CORPORATION

BY:

LAMAR FISHER, MAYOR

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

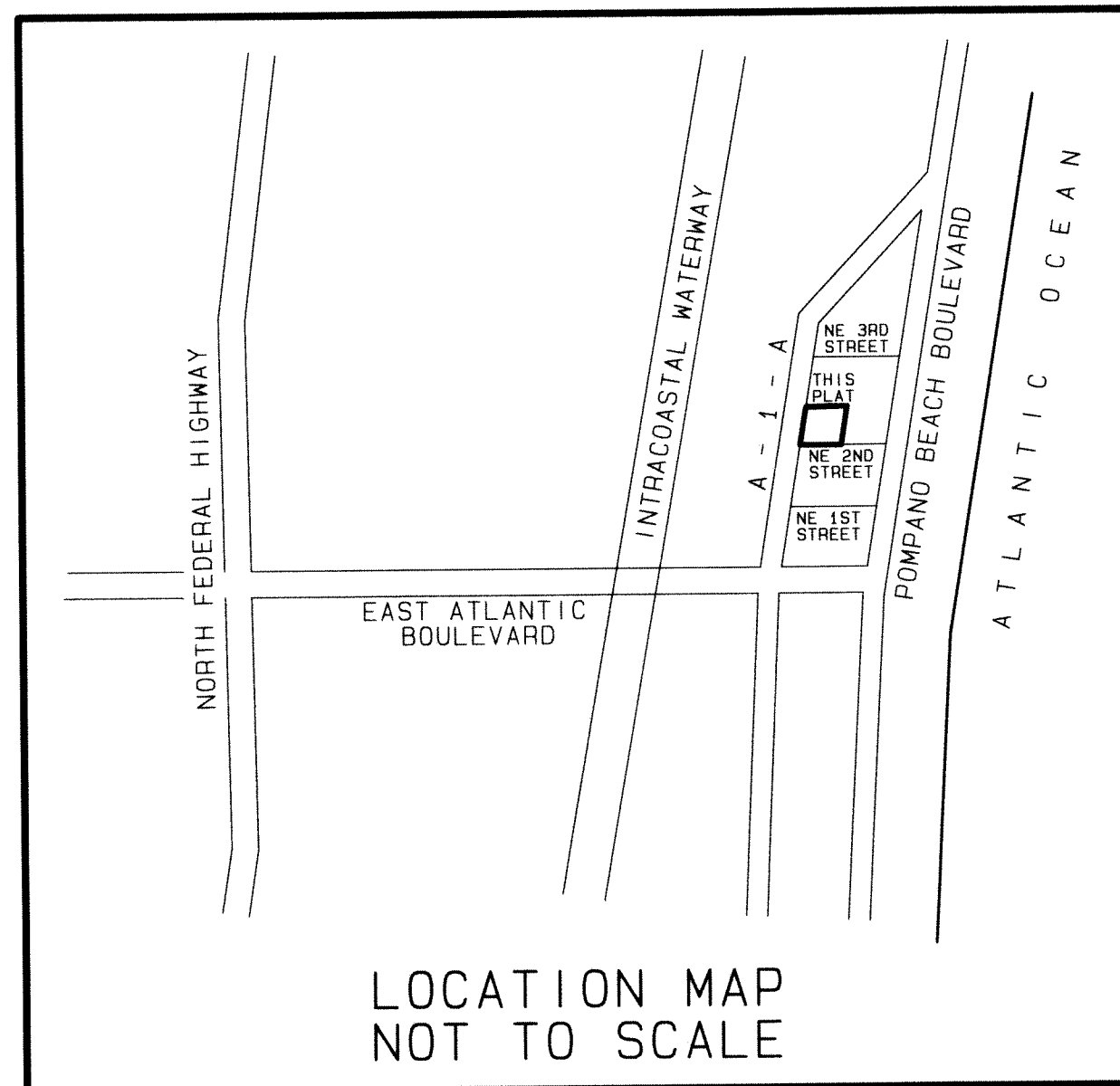
BEFORE ME PERSONALLY APPEARED LAMAR FISHER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF POMPANO BEACH, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MAYOR OF THE CITY OF POMPANO BEACH, FLORIDA AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL THE CITY OF POMPANO BEACH, FLORIDA AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF THE CITY OF POMPANO BEACH, FLORIDA.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 201__.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____



CITY OF POMPANO BEACH APPROVALS

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY OF POMPANO BEACH, FLORIDA, AND BY RESOLUTION NO. _____ THIS ____ DAY OF _____, 201__ A.D.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____

CITY CLERK
ASCELETA HAMMOND

BY: _____

CITY MAYOR
LAMAR FISHER

PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA HAS ACCEPTED AND APPROVED THIS PLAT THIS ____ DAY OF _____, 201__ A.D.

BY:

PLANNING AND ZONING BOARD CHAIR
FRED STACER

ENGINEERING

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF JULY, 2018 A.D.

BY:

CITY ENGINEER
JOHN SFIROPOULOS, P.E.

BROWARD COUNTY
ENVIRONMENTAL PROTECTION AND
GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 201__ A.D.

BY:

DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS ____ DAY OF _____, 201__ A.D.

BY:

CHAIR

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 201__ A.D.

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 _____, 201__ A.D.

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, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE: _____
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS 4030

BY: _____ DATE: _____
RICHARD TORNESE, DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NUMBER 40263

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A 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 THE APPLICABLE SECTIONS OF CHAPTER 50-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

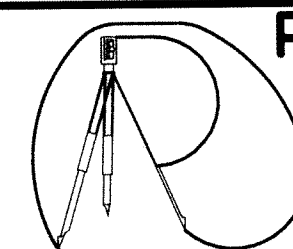
DATE: JUNE 26, 2018

BY:

RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 5239

POMPANO BEACH FISHING VILLAGE PARCEL R5

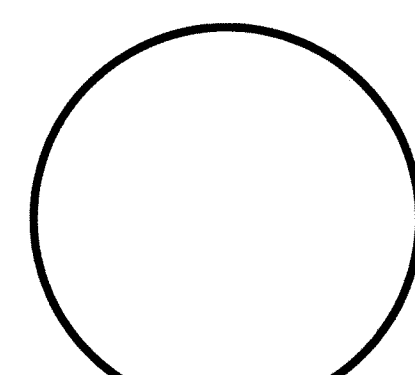
THIS INSTRUMENT WAS PREPARED BY RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS 5239
IN AND FOR THE OFFICE OF:



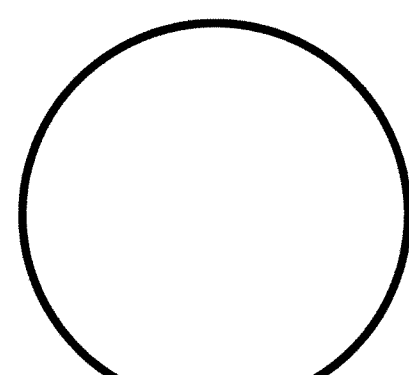
RICHARD H. SMITH, INC.
SURVEYING AND MAPPING
FLORIDA LICENSE NUMBER LB 7667
rsmithsurvey@bellsouth.net
4902 FOREST DALE DRIVE
LAKE WORTH, FL 33449
(561) 536-8191

3150P1
PROJECT NUMBER
3150
SHEET
1 OF 2

026-MP-17



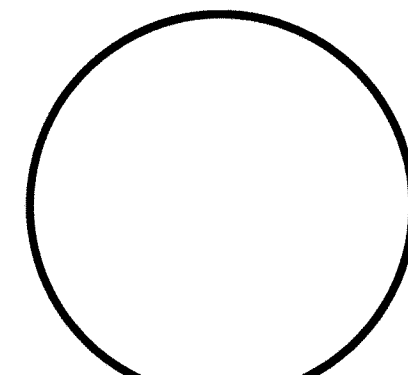
CITY OF POMPANO BEACH
OWNER



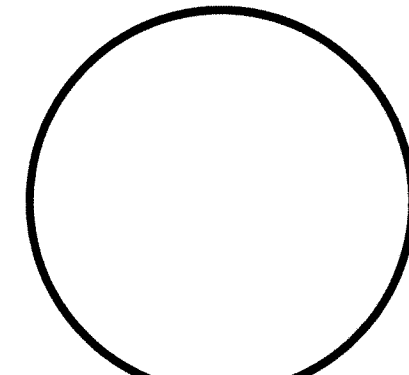
CITY OF POMPANO BEACH
APPROVAL



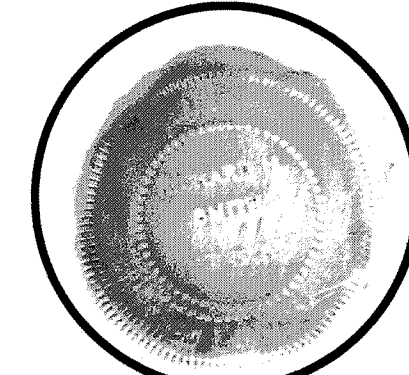
CITY ENGINEER



COUNTY ENGINEER



REVIEWING SURVEYOR



SURVEYOR

POMPANO BEACH FISHING VILLAGE
PARCEL R5

PLAT BOOK PAGE
SHEET 2 OF 2 SHEETS

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AND
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SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

LEGEND

- ⊙ DENOTES CENTERLINE
● DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
SET MAG NAIL AND DISK STAMPED 'PRM LB 7667'
■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
SET 4"X4"X24" CONCRETE MONUMENT WITH DISK
STAMPED 'PRM LB 7667'
+ + + + DENOTES NON-VEHICULAR ACCESS LINE
B. C. R. DENOTES BROWARD COUNTY RECORDS
O. R. B. OFFICIAL RECORDS BOOK
PG. DENOTES PAGE

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE
SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED
IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE
ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND
IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES

1. BEARINGS SHOWN HEREON ARE STATE PLANE GRID, ACCORDING TO THE TRANSVERSE
MERIDIAN PROJECTION, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 WITH
1990 ADJUSTMENT.

CONTROL MONUMENTS ARE AS FOLLOWS:

BROWARD COUNTY HORIZONTAL CONTROL NETWORK POINT 014,
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION MONUMENT
FOUND BRASS DISK IN CONCRETE STAMPED 86 92 DA 09
N = 692243.17 E = 955225.61

BROWARD COUNTY HORIZONTAL CONTROL NETWORK POINT 012,
FOUND COPPER WELD STAMPED BBE-37/RM-1.
N = 696390.68 E = 955682.59

2. THE SCALE FACTOR IS 1.000043728. ALL DISTANCES SHOWN ARE GROUND
UNLESS OTHERWISE NOTED.

3. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION,
INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES;
PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND
OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES
AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN
THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC
UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT
APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC,
TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION,
MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY
CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

4. NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR
CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER
PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT
ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

5. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES
AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY
20 THEN THE COUNTY'S FINDING OF ADEQUACY SHALL
EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS
BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES
THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND
DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL
BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE
GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE
ABOVE REFERENCED TIME FRAME; AND /OR

6. IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE AND THE ROCK
BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY
20 THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL
BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE
A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS
SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE
PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING
EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY,
DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME
FRAME.

7. THIS PLAT IS RESTRICTED TO 150-ROOM HOTEL AND 20,000 SQUARE FOOT COMMERCIAL
(ANCILLARY RESTAURANT) USE.

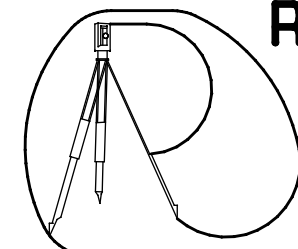
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF
ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF
COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY
INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE
PLAT AND 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.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f., DEVELOPMENT
REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS
TO AIR NAVIGATION.

8. ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE
SHALL BE INSTALLED UNDERGROUND.

POMPANO BEACH FISHING VILLAGE PARCEL R5

THIS INSTRUMENT WAS PREPARED BY RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS 9239
IN AND FOR THE OFFICE OF:



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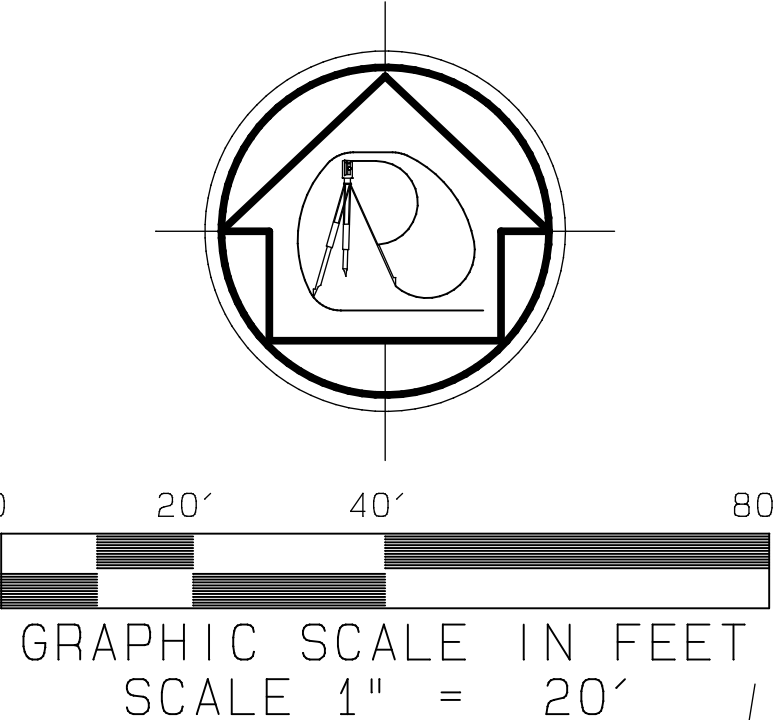
PROJECT NUMBER

3150

SHEET

2 OF 2

026-MP-17



GRANADA HOUSE
CONDOMINIUM APARTMENTS
O. R. B. 3014, PG. 467, B. C. R.
ACREAGE

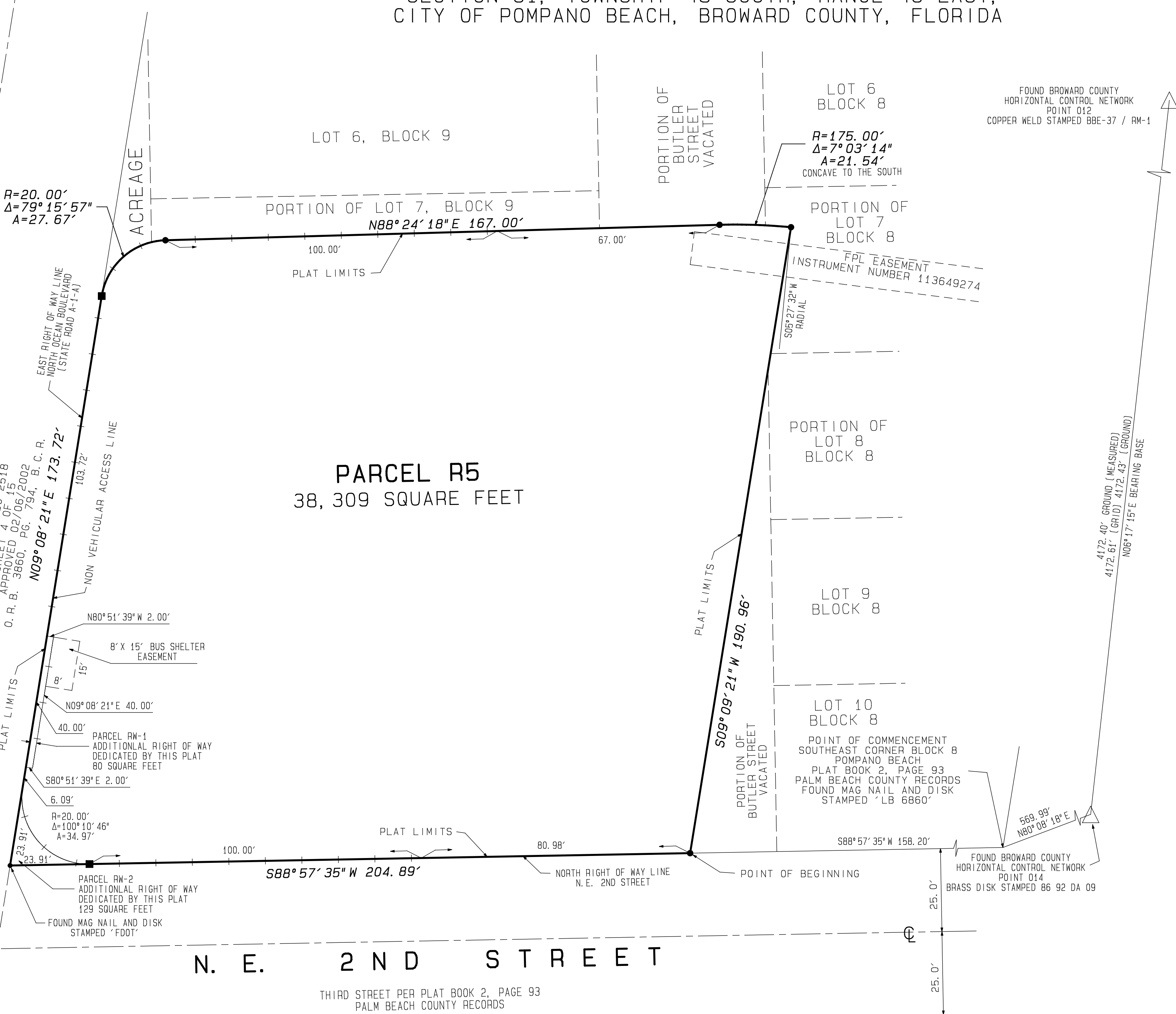
DEED BOOK 781, PAGE 487, B. C. R.

N. E. 2ND
STREET

DEED BOOK 781, PAGE 485, B. C. R.

ACREAGE
NORTH OCEAN ROAD A-1-A
BULEVARD
80' RIGHT OF WAY
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
STATE PROJECT NO. 86050-2518
SECTION 31/48/43
SHEET 1001
APPROVED 02/15/2002
O. R. B. 3860, PG. 794, B. C. R.

ACREAGE
SOUTH QUARTER CORNER
SECTION 31/48/43
FOUND NAIL AND DISK
STAMPED 'LB 6860'
CERTIFIED CORNER RECORD • 101362



OCEAN MONARCH
A CONDOMINIUM
O. R. B. 3384, PG. 1, B. C. R.

RE-SUBDIVISION OF LOTS 1, 2 & 3 OF BLOCK 10 OF
POMPANO BEACH
PLAT BOOK 2, PAGE 7, B. C. R.