

DRC

PZ21-12000052
11/06/2024

POMPANO MERCHANDISE MART PHASE III

A PARCEL OF LAND IN SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH COUNTY OF BROWARD STATE OF FLORIDA

SEPTEMBER, 1981

PLAT BOOK 112 PAGE 39

Sheet 1 of 2

DRC

PZ21-12000052

02/19/2025

LEGAL DESCRIPTION

A parcel of land in Section 33, Township 48 South, Range 42 East lying and being in Broward County, Florida and being further described as follows:

Commence at the Southeast corner of said Section 33: Thence $N00^{\circ}03'58''W$ (on an assumed bearing) along the East line of said Section 33 a distance of 56.76 feet to the old North right-of-way line of West Atlantic Boulevard. Thence $N89^{\circ}43'36''W$, along said old North right-of-way line, a distance of 332.48 feet to the POINT OF BEGINNING; Thence continue $N89^{\circ}43'36''W$, along the existing North right-of-way line, a distance of 452.61 feet to the East right-of-way line of NW 2nd Avenue; Thence $N00^{\circ}04'06''W$, along said East right-of-way line, a distance of 459.17 feet; Thence $S89^{\circ}44'38''E$, a distance of 452.62 feet; Thence $S00^{\circ}04'03''E$, a distance of 459.30 feet to the POINT OF BEGINNING:

Said lands containing 4.77 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That JULIAN L. PROCTOR and LUCILLE PROCTOR, his wife, owners of the lands described hereon, have caused said lands to be surveyed and platted and to be known as POMPANO MERCHANDISE MART PHASE III. The additional right-of-ways, dedications and easements as shown are hereby dedicated to the perpetual use of the public for proper purposes. IN WITNESS WHEREOF: we hereby set our hands this 16th day of December, 1980

Witness [Signature] JULIAN L. PROCTOR
Witness [Signature] LUCILLE PROCTOR

ACKNOWLEDGEMENT

STATE OF FLORIDA S I hereby certify that on this day COUNTY OF BROWARD S personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, JULIAN L. PROCTOR and LUCILLE PROCTOR, his wife, individuals to me well known and they acknowledged to me the foregoing dedication for purposes therein expressed. IN WITNESS WHEREOF: I hereby set my hand and seal this 16th day of December, 1980 My Commission expires: June 19, 1982 Charles Vayda

DEDICATION OF MORTGAGE HOLDER

KNOW ALL MEN BY THESE PRESENTS: That JOHN P. COPPOLA, Holder of a Mortgage on the lands described hereon, have caused said lands to be surveyed and platted and to be known as POMPANO MERCHANDISE MART PHASE III. The additional right-of-ways, dedications and easements as shown are hereby dedicated to the perpetual use of the public for proper purposes. IN WITNESS WHEREOF: we hereby set our hands this 10th day of February, 1981.

WITNESS [Signature] JOHN P. COPPOLA
WITNESS [Signature] Mary A. Coppola

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that SOUTH FLORIDA HOMES, INC., a Florida corporation, owner of the lands described hereon, has caused said lands to be surveyed and platted and to be known as "POMPANO MERCHANDISE MART PHASE III". The easements shown are hereby dedicated to the perpetual use of the public for proper purposes. IN WITNESS WHEREOF: SOUTH FLORIDA HOMES, INC., has caused said presents to be signed by John P. Coppola and Mary A. Coppola and its corporate seal to be affixed this 12th day of December, 1980.

WITNESS [Signature] By John P. Coppola - PRES.

WITNESS [Signature] By Mary A. Coppola

ACKNOWLEDGEMENT

STATE OF FLORIDA S I hereby certify that on this day COUNTY OF BROWARD S personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, John P. Coppola and Mary A. Coppola to me well known to be officers of SOUTH FLORIDA HOMES, INC and they acknowledged to me the execution of the foregoing dedication for purposes therein expressed. IN WITNESS WHEREOF: I hereby set my hand and seal this 17th day of December, 1980. My commission expires [Signature] Notary Public State of Florida

ACKNOWLEDGEMENT

STATE OF FLORIDA S I hereby certify that on this day personally appeared before COUNTY OF BROWARD S me, an officer duly authorized to administer oaths and take acknowledgements, JOHN P. COPPOLA to me well known and he acknowledged to me the execution of the foregoing dedication for purposes therein expressed. IN WITNESS WHEREOF: I hereby set my hand and seal this 18th day of February, 1981. My commission expires [Signature] NOTARY PUBLIC - STATE OF FLORIDA

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA S I hereby certify that the attached plat is a true and correct representation of the lands recently surveyed and platted under my responsible supervision and direction, that the survey data complies with the applicable requirements of Chapter 177, Florida Statutes, 1971, and meets the requirements established by the Florida Society of Professional Land Surveyors and further that Permanent Reference Monuments were set in accordance with Section 177.091 of said Chapter 177, on this 19th day of FEBRUARY, 1981. The Benchmarks shown are referenced to N.G.V.D. 1929 and conform to standards for third order work. This plat dated this 18th day of SEPTEMBER, 1980.

By [Signature]
ARNOLD RAMOS - Registered Land Surveyor No. 1975
STATE OF FLORIDA

MID SOUTH ENGINEERING COMPANY

CONSULTING ENGINEERS & LAND SURVEYORS

233 COMMERCIAL BOULEVARD LAUDERDALE - BY - THE - SEA, FLORIDA 33308

BROWARD COUNTY ENGINEERING DEPARTMENT

This plat is approved for record.

By [Signature] this 21st day of APRIL, 1982
Henry P. Cook, P.E. Fla. Reg. No. 12506, Director

By [Signature] this 11th day of February, 1982
Bruce S. Slaski - County Surveyor
Fla. P.L.S. Reg. No. 2942

BROWARD COUNTY PLANNING COUNCIL

This to certify that the BROWARD COUNTY PLANNING COUNCIL approved this plat with regard to dedication of rights-of-way for traffic ways by Resolution adopted this 29th day of Oct, 1981.

By [Signature] 10-29-81
Chairman

BROWARD COUNTY CENTRAL SERVICES DEPARTMENT - ARCHIVES AND MINUTES DIVISION

I hereby 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 6th day of October, 1981.

Attest: Graham W. Watt, County Administrator By [Signature] Deputy
By [Signature] Chairman, County Commission

BROWARD COUNTY FINANCE DEPARTMENT - RECORDING DIVISION

STATE OF FLORIDA S This instrument was filed for record this 27th day of April, 1982 and recorded in Plat Book 112 at Page 39. Record Verified.

Graham W. Watt, County Administrator By [Signature] Deputy

CITY PLANNING BOARD

This is to certify that the PLANNING BOARD of the City of Pompano Beach, Florida has approved and accepted this plat this 25th day of Feb., 1981.

By [Signature] this 8th day of May, 1981.

CITY COMMISSION

This is to certify that this plat has been approved and accepted for record by the CITY COMMISSION of the City of Pompano Beach, Florida and passed by Ordinance No. 81-53 this 5th day of May, 1981.

By [Signature] CITY CLERK

CITY ENGINEER

This plat of "POMPANO MERCHANDISE MART PHASE III" is approved.

By [Signature] CITY ENGINEER

DRC

PZ21-12000052
03/06/2024

02 APR 27 AM 11:53

DR-10155 page 73

