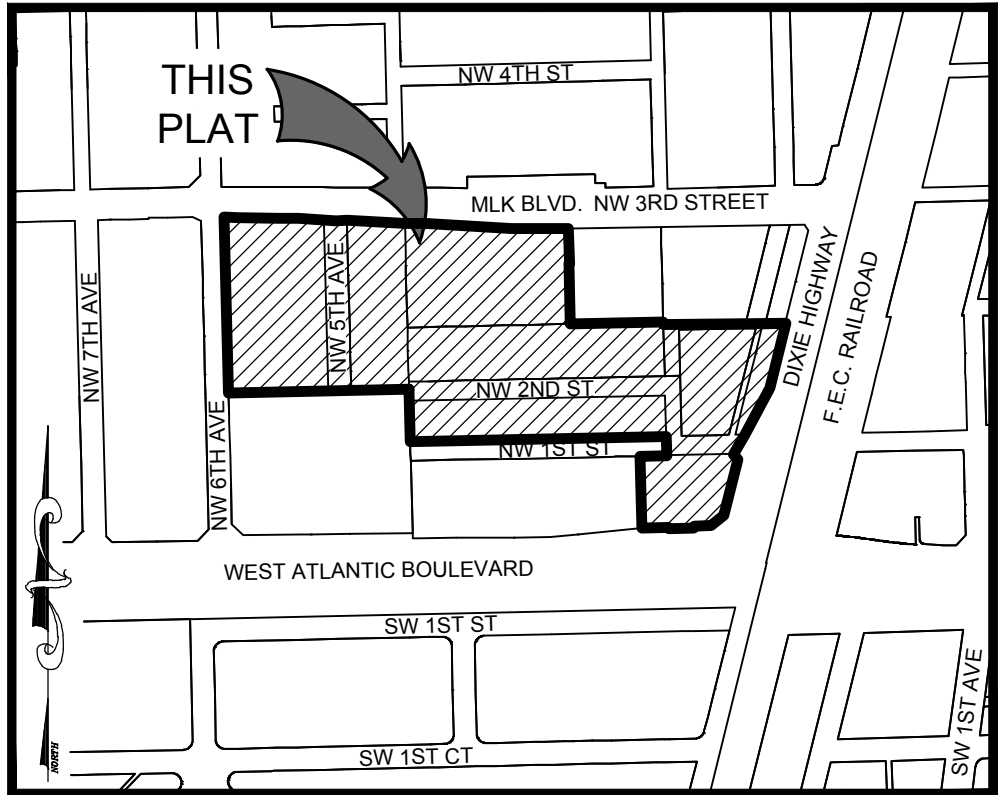


DOWNTOWN POMPANO PHASE II

PLAT BOOK PAGE

OF 7

A REPLAT OF PORTIONS OF LOTS 15,16,&17, AND A PORTION OF THAT CERTAIN 50’ RIGHT OF WAY WAY FOR NW 1ST STREET (UNNAMED PER PLAT), RE-SUBDIVISION OF LOT 15, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76, OF THE PUBLIC RECORDS OF DADE COUNTY RECORDS; A REPLAT OF LOTS 1 THROUGH 40, AND ALL OF THAT CERTAIN 40’ RIGHT OF WAY FOR NW 2ND STREET (CYPRESS AVE PER PLAT), AND A PORTION OF THAT CERTAIN 40’ RIGHT OF WAY FOR NW 3RD AVE (PINE STREET PER PLAT), AND A PORTION OF THAT CERTAIN 50’ RIGHT OF WAY FOR NW 1ST STREET (UNNAMED PER PLAT), WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA; A REPLAT OF PORTIONS OF BLOCK 1 & BLOCK 2, AND THAT CERTAIN 33’ RIGHT OF WAY FOR NW 5TH AVE (UNNAMED PER PLAT), BEVILL & SAXON’S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; A REPLAT OF A PORTION OF PARCEL "A", "MAPLES PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID LANDS SITUATE, LYING AND BEING IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



LOCATION SKETCH

NOT TO SCALE

DESCRIPTION: (SEE SHEET 3 OF 6)

DEDICATION:

STATE OF _____ } SS KNOW ALL MEN BY THESE PRESENTS THAT COUNTY OF _____ } CITY OF POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC BODY CORPORATE AND THE CITY OF POMPANO BEACH, A FLORIDA MUNICIPAL CORPORATION AND POLITIC OF THE STATE OF FLORIDA, AS OWNERS OF THE LANDS, AS SHOWN HEREON, BEING IN SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS DOWNTOWN POMPANO PHASE II, DO HEREBY DEDICATE THE FOLLOWING:

PARCEL "B" AND PARCEL "C" AS SHOWN HEREON IS HEREBY DEDICATED FEE SIMPLE TO THE PUBLIC FOR RIGHT OF WAY PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS _____ DAY OF _____, 202__.

WITNESS: _____ CITY OF POMPANO BEACH
PRINT NAME: _____ COMMUNITY REDEVELOPMENT AGENCY

WITNESS: _____ BY: _____
PRINT NAME CHRISTOPHER J. BROWN

WITNESS: _____ CITY OF POMPANO BEACH
PRINT NAME: _____ A FLORIDA MUNICIPAL CORPORATION

WITNESS: _____ BY: _____
PRINT NAME PRINT NAME

ACKNOWLEDGEMENT:

STATE OF _____ } SS
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__. BY _____, WHO IS ☐ PERSONALLY KNOWN TO ME OR, ☐ HAVE PRODUCED _____, AS IDENTIFICATION. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF THE POMPANO BEACH, A FLORIDA MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH _____ OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

PRINT NAME:

ACKNOWLEDGEMENT:

STATE OF _____ } SS
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__. BY CHRISTOPHER J. BROWN WHO IS ☐ PERSONALLY KNOWN TO ME OR, ☐ HAVE PRODUCED _____, AS IDENTIFICATION. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CO-EXECUTIVE DIRECTOR OF POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH CO-EXECUTIVE DIRECTOR OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

PRINT NAME:

CITY OF POMPANO BEACH APPROVALS:

POMPANO BEACH DEVELOPMENT SERVICES DIRECTOR:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 202__.

BY: _____
DAVID RECOR, ICMA-CM
DEVELOPMENT SERVICES DIRECTOR

CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____ A.D., 202__.

BY: _____
CITY ENGINEER
JOHN SFIROPOULOS

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 THIS _____ DAY OF _____, A.D., 202__.

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D., 202__.

BY: _____ DATE: _____
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 _____, 202__.

MAYOR-COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: _____ BY: _____
RICHARD TORNESE ROBERTO CHAVEZ
DIRECTOR PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA PROFESSIONAL ENGINEER, FLORIDA REGISTRATION NO. LS7280
REGISTRATION NO. 40263

DATE: _____ DATE: _____

BROWARD COUNTY PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DIRECTOR OR DESIGNEE DATE

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 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON _____.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: _____ FOR THE FIRM BY: _____

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. LS4677
STATE OF FLORIDA

PREPARED BY:



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400
EMAIL: mail@KEITHteam.com LB NO. 6860

XXX-MP-26