

U-HAUL-NORTH POMPANO

PLAT BOOK _____, PAGE _____

A REPLAT OF A PORTION OF TRACT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST
RECORDED IN PLAT BOOK B PAGE 164 MIAMI-DADE COUNTY PUBLIC RECORDS, LYING IN THE CITY OF POMPANO BEACH,
BROWARD COUNTY, FLORIDA

SHEET 1 OF 2 SHEETS

LAND DESCRIPTION:

A PARCEL OF LAND LOCATED IN TRACT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, RECORDED IN PLAT BOOK "B", PAGE 164, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS BEING AND LYING IN BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH 88°19'17" WEST, ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 1013.78 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 01°08'51" EAST, A DISTANCE OF 35.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF N.E. 48TH STREET (70 FOOT WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°08'51" EAST, A DISTANCE OF 295.88 FEET ON THE SOUTH LINE OF SAID TRACT 1; THENCE SOUTH 88°22'09" WEST, ALONG SAID SOUTH LINE, 278.60 FEET; THENCE, LEAVING SAID SOUTH LINE, NORTH 13°55'55" EAST, A DISTANCE OF 306.77 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. 48TH STREET; THENCE NORTH 88°16'07" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 198.79 FEET TO THE POINT OF BEGINNING. CONTAINING 70,575.54 SQUARE FEET (1.62 ACRES), MORE OR LESS.

DEDICATION:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS THAT U-HAUL COMPANY OF FLORIDA, OWNERS OF THE LANDS DESCRIBED HEREON HAS CAUSED THE LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS U-HAUL NORTH POMPANO.

IN WITNESS WHEREOF: DAVINA BEAN, VICE PRESIDENT OF U-HAUL COMPANY OF FLOIRDA HAS CAUSED THESE PRESENTS TO BE SIGNED, THIS 17th DAY OF February, 2022.

DAVINA BEAN, VICE PRESIDENT, U-HAUL COMPANY OF FLORIDA

WITNESS _____

PRINTED NAME Matthew Giani

WITNESS _____

PRINTED NAME Michael Giani

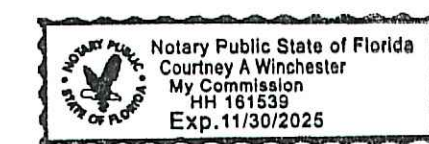
ACKNOWLEDGEMENT:

STATE OF FLORIDA } BEFORE ME PERSONALLY APPEARED
COUNTY OF BROWARD } SS DAVINA BEAN, VICE PRESIDENT U-HAUL COMPANY OF FLOIRDA, WHO IS

PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF U-HAUL COMPANY OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH VICE PRESIDENT 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 17th DAY OF February, 2022.

MY COMMISSION EXPIRES:



Courtney A. Winchester
NOTARY PUBLIC:
Courtney A. Winchester
PRINT NAME:

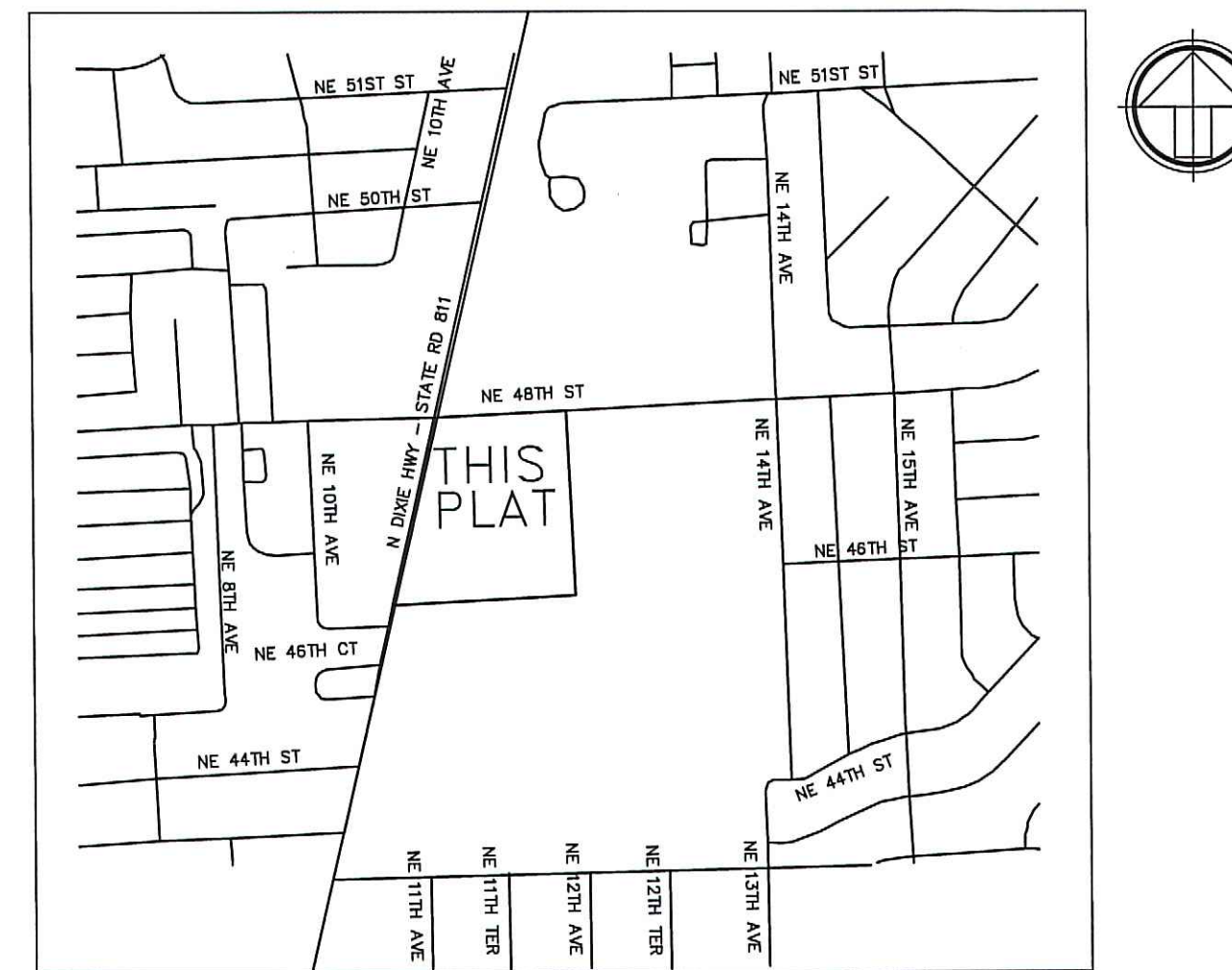
BROWARD COUNTY PLANNING COUNCIL:

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., 2022

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., 2022.

BY: _____ DATE: _____
EXECUTIVE DIRECTOR OR DESIGNEE



LOCATION MAP
NOT TO SCALE

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 _____, A.D., 2022

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 CONCURRENENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____ BY: _____
CITY CLERK CITY MAJOR
ASCELETA HAMMOND REX HARDIN, MAYOR

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 _____, A.D., 2022

BY: _____ BY: _____
PLANNING AND ZONING BOARD PLANNING AND ZONING BOARD
DIRECTOR CHAIR FRED STACER

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____ A.D., 2022.

BY: _____
CITY ENGINEER
JOHN SFIROPOULOS, P.E. CITY ENGINEER

NOTICE:

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

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION:

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., 2022

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., 2022.

BY: _____ DATE: _____
EXECUTIVE DIRECTOR OR DESIGNEE

MAYOR-COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

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

BY: _____ BY: _____
RICHARD TORNESE ROBERT P. LEGG, JR.
DIRECTOR FLORIDA PROFESSIONAL SURVEYOR
FLORIDA PROFESSIONAL ENGINEER, AND MAPPER
REGISTRATION NO. 40263 REGISTRATION NO. LS 4030

DATE: _____ DATE: _____

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT :

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

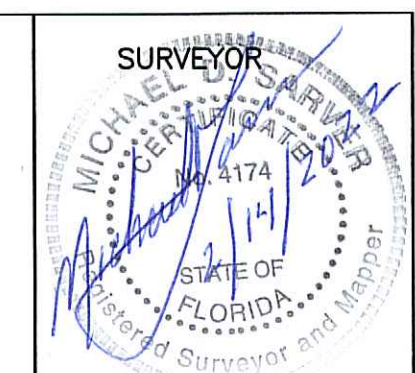
DIRECTOR OR DESIGNEE DATE

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED BY OTHERS 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 _____, 2022. THE BENCHMARKS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. SHAH DROTOS AND ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6456.

DATE: _____ FOR THE FIRM BY _____
MICHAEL D. SARVER
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4174
PREPARED BY:

SDA SHAH DROTOS & ASSOCIATES
ENGINEERING SURVEYING PLANNING
LB NO. 6456
3410 N. ANDREWS AVE., EXT
POMPANO BEACH, FL. 33064
PH: 954-943-9433 FAX: 954-983-4754



CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR
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FEBRUARY 14, 2022
SURVEYOR'S PROJECT NO. 1085A.00
030-MP-21

10/24/2019 10:51:11 AM U-Haul North Pompano 1085A.00 PLAT 01.dwg