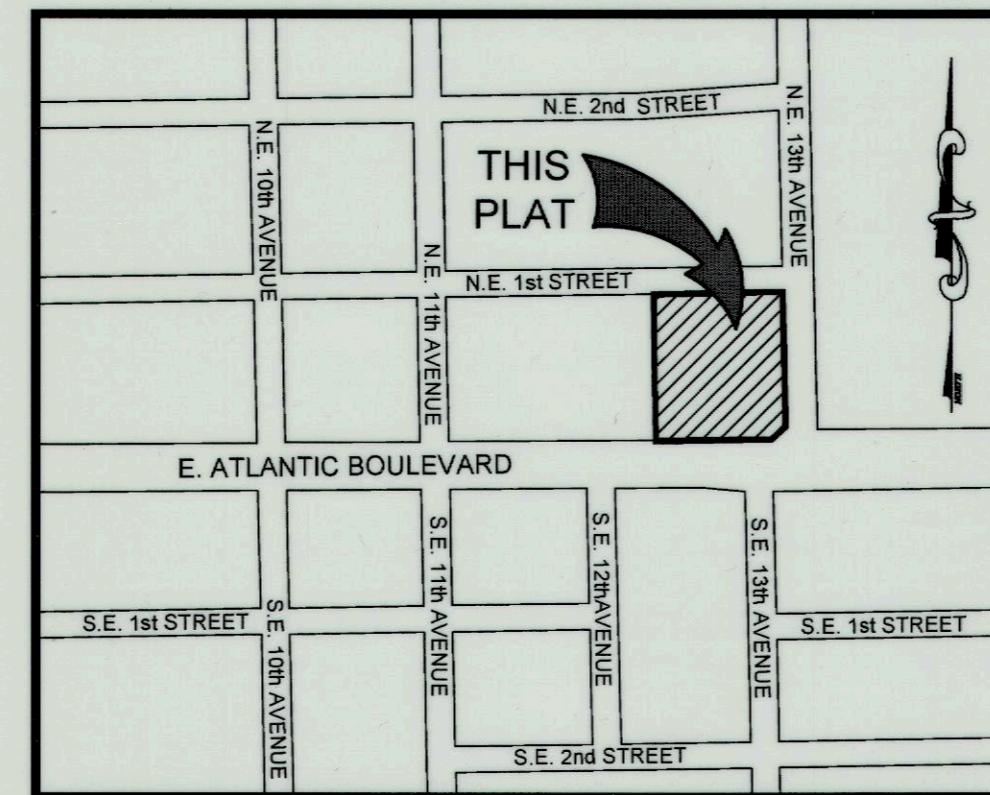


# McCLINTON 25

A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4)  
OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



LOCATION SKETCH  
NOT TO SCALE

### 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: \_\_\_\_\_ DATE: \_\_\_\_\_  
RICHARD TORNESE DIRECTOR  
FLORIDA PROFESSIONAL ENGINEER,  
REGISTRATION NO. 40263

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ROBERTO CHAVEZ  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS7280

### BROWARD COUNTY RESILIENT ENVIRONMENT 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 SEPTEMBER 5, 2024.

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

DATE: 9/9/2024 FOR THE FIRM BY: Donald A. Spicer  
DONALD A. SPICER  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. LS4677  
STATE OF FLORIDA

DESCRIPTION: (SEE SHEET 2 OF 3)

### DEDICATION:

STATE OF Florida } SS KNOW ALL MEN BY THESE PRESENTS THAT  
COUNTY OF Broward } 1207 E. ATLANTIC LLC, A FLORIDA LIMITED  
LIABILITY COMPANY, AS OWNER OF THE LANDS, AS SHOWN HEREON, BEING  
IN SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY,  
FLORIDA, SHOWN HEREON AS McCLINTON 25, DO HEREBY DEDICATE THE  
FOLLOWING:

PARCEL "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.

THE 10'X40'X8' BUS SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR FUTURE BUS SHELTER PURPOSES INCLUDING SITE FURNISHINGS (BUS BENCH, TRASH RECEPTACLE, SCHEDULE BOARD, ETC.). INSTALLATION OF A BUS SHELTER MAY NOT BE NECESSARY IF THE PROPOSED BUILDING ARCADE CONTINUES TO EXIST.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS 29 DAY OF August, 2024.

WITNESS: [Signature] 1207 E. ATLANTIC LLC, A FLORIDA LIMITED LIABILITY COMPANY  
PRINT NAME: Reynaldo Vivas

WITNESS: [Signature] BY: [Signature]  
PRINT NAME: Juliana Hernandez MARTIN TATUM (MANAGER)

### ACKNOWLEDGEMENT:

STATE OF Florida } SS  
COUNTY OF Broward }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 29 DAY OF August, 2024. BY MARTIN TATUM WHO IS  PERSONALLY KNOWN TO ME OR  HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGER FOR 1207 E. ATLANTIC LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER 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 29 DAY OF August, 2024

MY COMMISSION EXPIRES:

[Signature]  
NOTARY PUBLIC  
Alba Juliana Hernandez  
PRINT NAME:

### 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., 202\_\_.

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.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: \_\_\_\_\_  
CITY CLERK  
KERVIN ALFRED

BY: \_\_\_\_\_  
CITY MAYOR  
REX HARDIN

#### 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., 202\_\_.

BY: \_\_\_\_\_  
PLANNING AND ZONING BOARD  
CHAIR FRED STACER

#### ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 202\_\_.

BY: \_\_\_\_\_  
CITY ENGINEER  
JOHN SFIROPOULOS

1207 E. ATLANTIC LLC,	CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR

PREPARED BY:



301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400

EMAIL: mail@KEITHteam.com LB NO. 6860

013-MP-23