

THE WORLD OF PALM AIRE PLAT NO. 1

A SUBDIVISION IN SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST

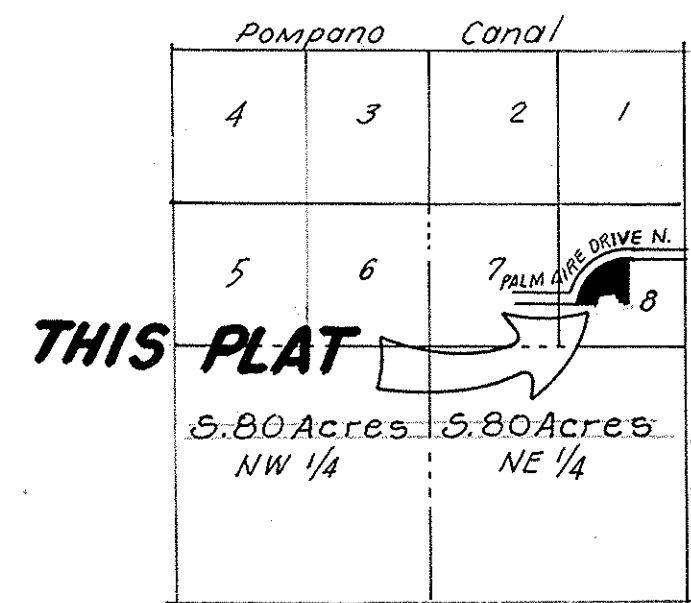
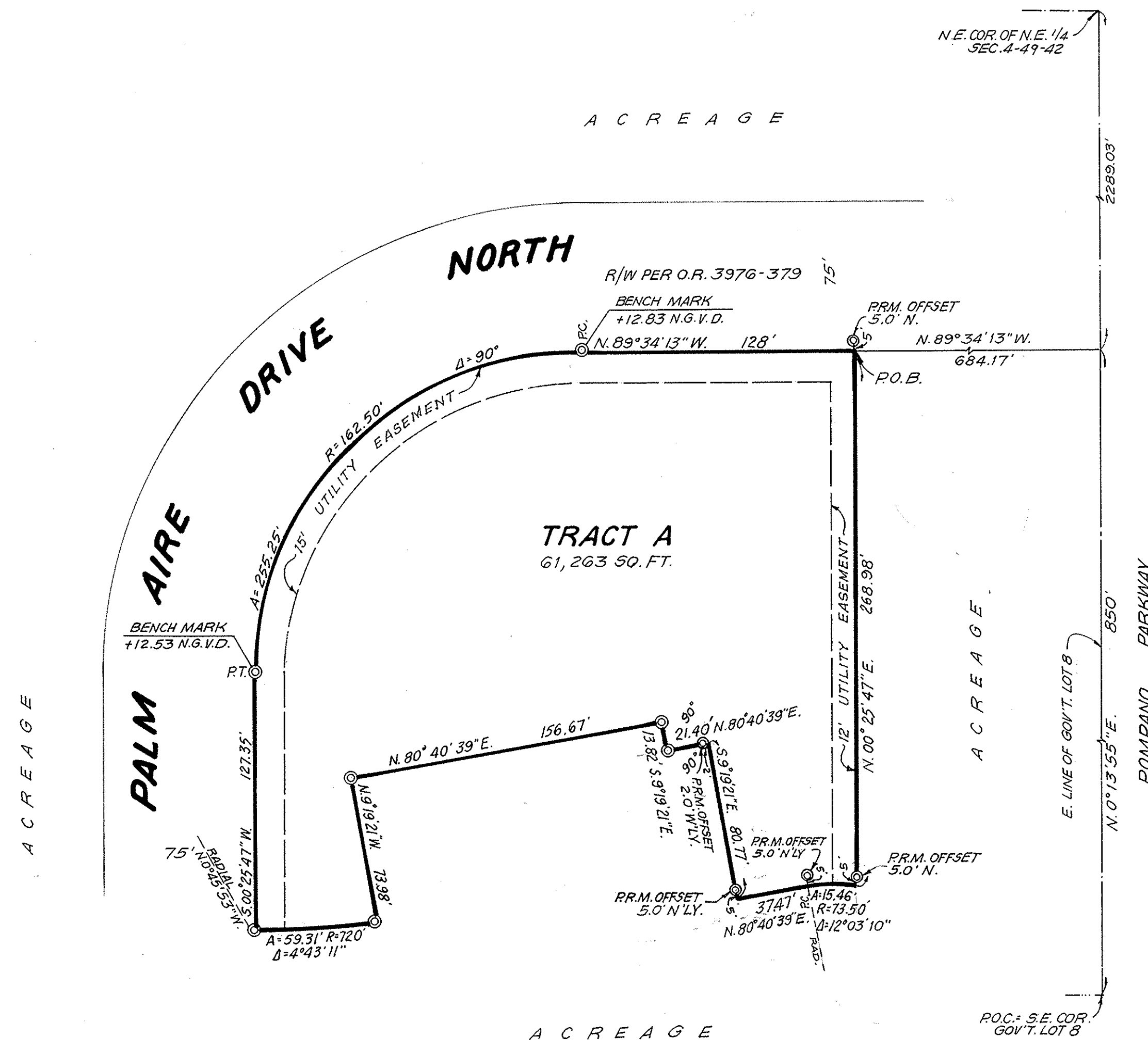
CITY OF POMPAÑO BEACH - BROWARD COUNTY, FLORIDA

WINNINGHAM & LIVELY, INC. SURVEYORS ENGINEERS FT. LAUDERDALE, FLORIDA

SCALE: 1" = 50'

SCALE IN FEET

JULY, 1982



LOCATION MAP

N 1/2 OF SECTION 4, TWP 49S, R6E-42E
NOT TO SCALE

DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 8 IN SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 8; THENCE RUN N. 0° 13' 55" E. (ON AN ASSUMED BEARING) 850 FEET ALONG THE EAST LINE OF SAID GOVERNMENT LOT 8; THENCE RUN N. 89° 34' 13" W. 694.17 FEET ALONG A LINE ALSO FORMING THE SOUTHERLY RIGHT OF WAY LINE OF PALM AIRE DRIVE NORTH, TO THE POINT OF BEGINNING; THENCE CONTINUE N. 89° 34' 13" W. 128.0 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 162.50 FEET AND A CENTRAL ANGLE OF 90°; RUN SOUTHWESTERLY 255.25 FEET, TO A POINT OF TANGENCY ON THE EASTERLY RIGHT OF WAY LINE OF SAID PALM AIRE DRIVE NORTH; THENCE RUN S. 0° 25' 47" W. 127.35 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE, TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE RUNNING EASTERLY TO THE LEFT, A RADIAL AT SAID POINT BEARING N. 0° 45' 33" W.; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 720 FEET AND A CENTRAL ANGLE OF 4° 43' 11"; RUN EASTERLY 59.31 FEET; THENCE RUN N. 9° 19' 21" W. 73.98 FEET; THENCE RUN N. 80° 40' 39" E. 156.67 FEET; THENCE RUN S. 9° 19' 21" E. 13.82 FEET; THENCE RUN N. 80° 40' 39" E. 21.40 FEET; THENCE RUN S. 9° 19' 21" E. 80.77 FEET; THENCE RUN N. 80° 40' 39" E. 37.47 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 73.50 FEET AND A CENTRAL ANGLE OF 12° 03' 10"; RUN EASTERLY 15.46 FEET; THENCE RUN N. 0° 25' 47" E. 268.98 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 1.4064 ACRES, MORE OR LESS.

BROWARD COUNTY CENTRAL SERVICES DEPT. ARCHIVES AND MINUTES DIV.

STATE OF FLORIDA } THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS
COUNTY OF BROWARD } OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR
RECORD BY THE BOARD OF COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS 7 DAY OF
December, 1982.

F. T. JOHNSON, COUNTY ADMINISTRATOR

BY: Paul Fried
CHAIRMAN - COUNTY COMMISSION

BY: Phyllis J. Flanagan
DEPUTY

NOTES:

1. © INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
2. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.
3. BENCH MARK ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929)
4. THIS PLAT IS RESTRICTED TO NON-RESIDENTIAL USE.
5. THIS PLAT IS RESTRICTED TO 4,800# OF SALES OR RECREATION FACILITIES.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT FPA CORPORATION, A DELAWARE CORPORATION, OWNER OF THE LANDS DESCRIBED HEREON HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN AND TO BE KNOWN AS "THE WORLD OF PALM AIRE PLAT NO. 1". THE THOROUGHFARES, AS SHOWN, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES TOGETHER WITH THE USE OF EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES. IN WITNESS WHEREOF SAID FPA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF JULY, 1982.

WITNESS: Joel J. Hunsdon
AS TO BOTH

Thor Amle
THOR AMLE - PRESIDENT

WITNESS: Timothy A. R. Lee
AS TO BOTH

T. W. Gell
T. W. GELL - SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA } I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY
COUNTY OF BROWARD } AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, THOR AMLE AND T. W. GELL,
PRESIDENT AND SECRETARY RESPECTIVELY OF FPA CORPORATION AND THEY ACKNOWLEDGED TO ME THE EXECUTION OF
THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY
HAND AND SEAL THIS 12 DAY OF JULY, 1982.

MY COMMISSION EXPIRES: NOVEMBER 30, 1983

Cathy J. Stewart
NOTARY PUBLIC, STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREON AND THAT THE SURVEY AND PLAT WERE MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE P.R.M.'S, AS SHOWN ON THIS PLAT, HAVE BEEN SET WHERE INDICATED. THE BENCHMARKS CONFORM TO THIRD ORDER ACCURACY.

WINNINGHAM & LIVELY, INC.

Richard P. Zettl
RICHARD P. ZETTEL, NOTARY PUBLIC AND SURVEYOR NO. 2867, STATE OF FLORIDA

CITY PLANNING BOARD

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF POMPAÑO BEACH, FLORIDA APPROVED AND ACCEPTED THIS PLAT ON THE 20 DAY OF JULY, 1982.

BY: William V. Hutman
CHAIRMAN

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY OF POMPAÑO BEACH, FLORIDA AND PASSED BY ORDINANCE NO. 83-7 THIS 12 DAY OF October, 1982.

BY: Charles J. Lee
CITY CLERK

CITY ENGINEER

THIS PLAT OF "THE WORLD OF PALM AIRE SALES CENTER" IS APPROVED FOR RECORD.

Richard C. Mills
CITY ENGINEER

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: Henry P. Cook
DIRECTOR - HENRY P. COOK
REG. NO. 12506, STATE OF FLORIDA

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS OF WAY FOR TRAFFIC WAYS BY RESOLUTION THIS 22nd DAY OF November, 1982.

BY: W. W. Zee

BROWARD COUNTY FINANCE DEPT. RECORDING DIVISION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 15th DAY OF December, 1982, AND RECORDED IN PLAT BOOK 114 AT PAGE 50 RECORD VERIFIED.
F. T. JOHNSON - COUNTY ADMINISTRATOR

BY: Carol C. Smith

PZ22-14000010
12/21/2022