

"IMECA "

LEGAL DESCRIPTION:

LOTS 286 AND 287, OF THE UNRECORDED PLAT OF **COLLIER CITY LOTS**, DESCRIBED AS FOLLOWS: THE EAST 100 FEET OF THE WEST 400 FEET OF THE SOUTH 1/5 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST; LESS THE SOUTH 25 FEET THEREOF, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
AND
LOTS 288 AND 289 OF THE UNRECORDED PLAT **COLLIER CITY LOTS**, BEING MORE PARTICULARLY DESCRIBED AS THE SOUTH 1/5 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE WEST 400 FEET THEREOF, AND ALSO LESS THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY, ALL LYING NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF POWERLINE ROAD AS SHOWN ON THE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86550-2606, SHEET 2 OF 5 SHEETS, DATED 4/23/2071, AND RECORDED IN RIGHT-OF-WAY MAP BOOK 8, PAGE 29, BROWARD COUNTY, FLORIDA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT **COCCHIOLA, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS **"IMECA"**, BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED FOR PUBLIC RIGHT OF WAY PURPOSES

IN WITNESS WHEREOF:

SAID **COCCHIOLA, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ON ITS BEHALF BY **TONY COCCHIOLA**, ITS MANAGER, IN THE PRESENCE OF THIS TWO WITNESSES ON
THIS 17 DAY OF February, A.D., 2023

COCCHIOLA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature], MANAGER
TONY COCCHIOLA

WITNESS NAME: Karen Rodina SIGNATURE: [Signature]

WITNESS NAME: Giuseppe Gambuzza SIGNATURE: [Signature]

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS:

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, **TONY COCCHIOLA**, MANAGER OF **COCCHIOLA, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY SIGNATURE AND OFFICIAL SEAL ON THIS 17 day of FEBRUARY, A.D., 2023

AINEC ZAFRILLA
PRINT NAME
[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

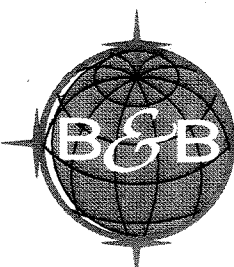
MY COMMISSION NUMBER: GG 954803 MY COMMISSION EXPIRES: JUNE 1, 2024

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED **"IMECA"** IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON AS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATE SHOWN COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHARTER 177, FLORIDA STATUTES, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 15 DAY OF February, A.D., 2023.

[Signature]
ODALYS C. BELLO - IZNAGA
PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. 6169
STATE OF FLORIDA
BELLO & BELLO LAND SURVEYING CORPORATION
12230 S.W. 131 AVENUE, SUITE 201, MIAMI, FLORIDA 33186 - LB 7262

A Subdivision of portion of Southeast 1/4, of Section 33, Township 48 South, Range 42 East, lying and being in City of Pompano Beach, Broward County, Florida.



Prepared By:
Bello & Bello Land Surveying Corporation
12230 S.W. 131 Avenue, Suite 201, Miami, Florida 33186
www.bellolandsurveying.com
February, 2023

CITY OF POMPAÑO BEACH CITY COMMISSION:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORDING BY THE CITY OF POMPAÑO BEACH, FLORIDA, BY RESOLUTION NO. _____, ADOPTED BY THE SAID CITY COMMISSION, THIS ____ DAY OF _____, A.D., 2023

ALL APPLICABLE CONCURRENCY/IMPACT FEED FOR THE CONSTRUCTION, EXPANSIONS, AND/OR CONVERSION OF BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

ATTEST BY: _____
KERVIN ALFRED, CITY CLERK
APPROVED BY: _____
REX HARDIN, CITY MAYOR

THIS ____ DAY OF _____, A.D., 2023
THIS ____ DAY OF _____, A.D., 2023

CITY OF POMPAÑO BEACH CITY ENGINEER:

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORDING THIS ____ DAY OF _____, A.D., 2023

BY: _____
JOHN SFIROPOULOS
FLORIDA PROFESSIONAL ENGINEER REGISTRATION NO. 59494
CITY ENGINEER

CITY OF POMPAÑO BEACH PLAT RESTRICTIONS:

ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE TELEVISION SHALL BE INSTALLED UNDERGROUND.

ADDITIONAL EASEMENT(S) MAY BE REQUIRED BY F.P.&L. BY SEPARATE INSTRUMENT.

CITY OF POMPAÑO BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT CITY OF POMPAÑO BEACH, FLORIDA, HAS HEREBY APPROVED AND ACCEPTED THIS PLAT ON THIS ____ DAY OF _____, A.D., 2023

(CITY OF POMPAÑO BEACH PLANNING # _____)

BY: _____
CHAIRPERSON

THIS ____ DAY ____ A.D., 2023

SURVEYOR'S NOTE:

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

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORDING
THIS ____ DAY OF _____, A.D., 2023

BY: _____
DIRECTOR

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 RECORDING.

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

THIS ____ DAY OF _____, A.D., 2023
THIS ____ DAY OF _____, A.D., 2023

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 FOR TRAFFIC-WAYS THIS ____ DAY OF _____, A.D., 2023

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORDING THIS ____ DAY OF _____, A.D., 2023

BY: _____
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 RECORDING BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS ____ DAY OF _____, A.D., 2023

BY: _____
MAYOR, COUNTY COMMISSION

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR
PURSUANT TO CHAPTER 177.091. SUBSECTION(28), FLORIDA STATUTES:

PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION AND MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

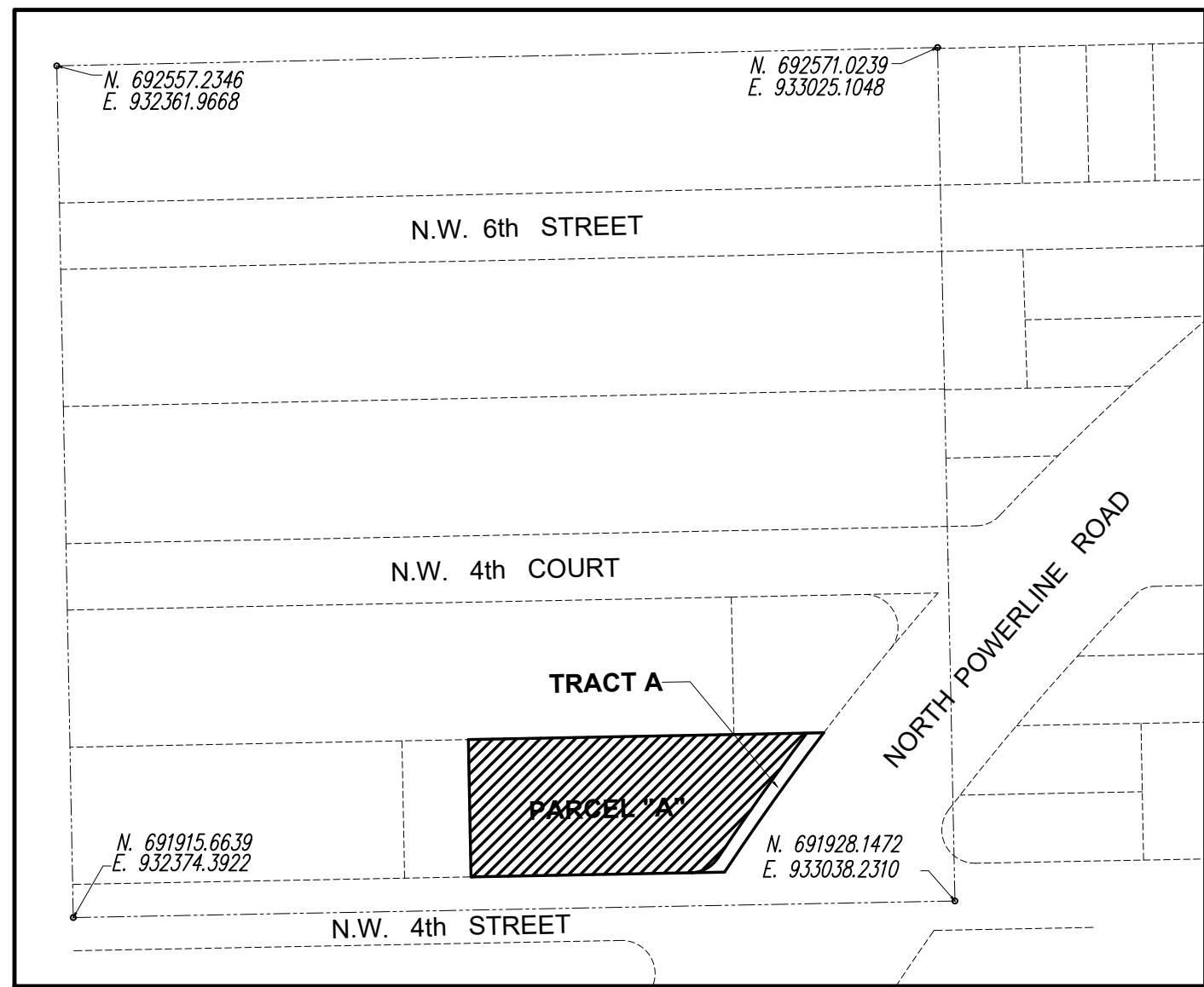
SURVEYOR	CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR

"IMECA "

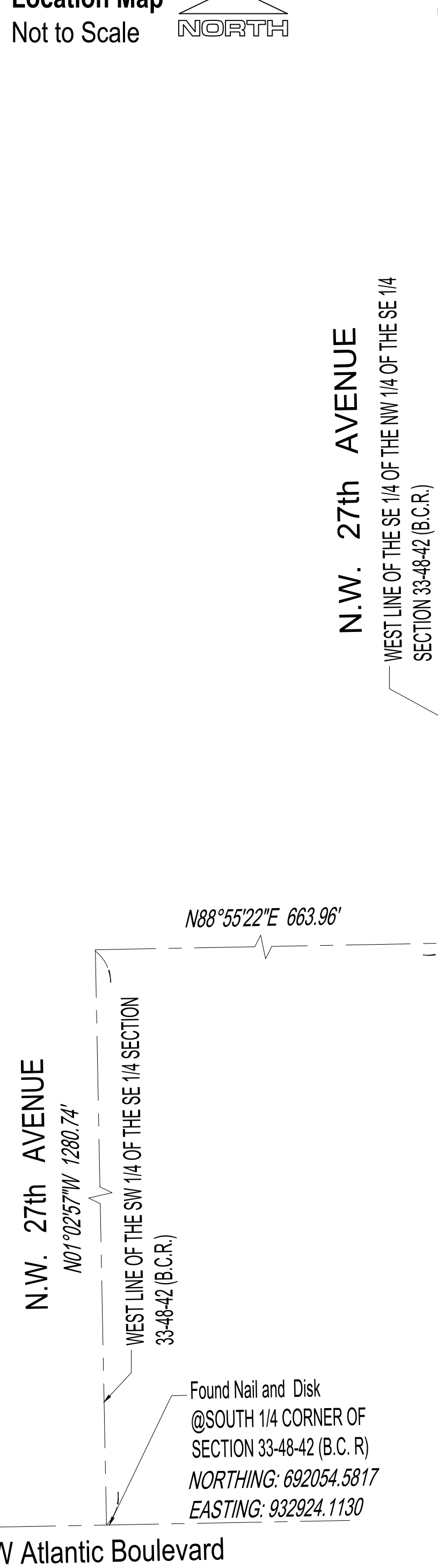
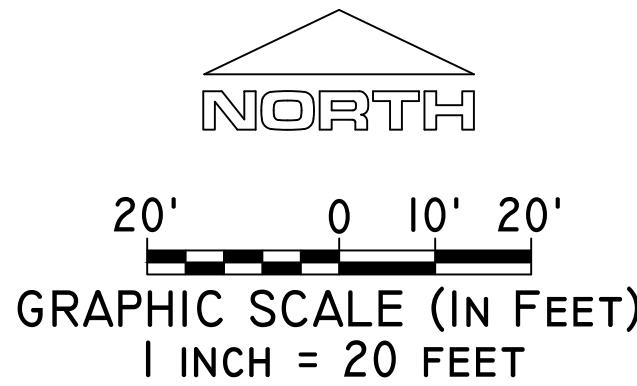
A Subdivision of a portion of Southeast 1/4, of Section 33, Township 48 South, Range 42 East, lying and being in City of Pompano Beach, Broward County, Florida.

Prepared By:
Bello & Bello Land Surveying Corporation
12230 S.W. 131 Avenue, Suite 201, Miami, Florida 33186
www.bellolandsurveying.com
February, 2023

PLAT BOOK _____ PAGE _____
(SHEET 2 OF 2)



Location Map
Not to Scale



PLAT NOTES:

- THIS PLAT IS RESTRICTED TO A 9200 SQFT COMMERCIAL USE BUILDING.
- THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2(1)(F), DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

SURVEYOR'S NOTE:

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

LEGEND & SURVEYOR'S NOTE:

- PRM: DENOTES PERMANENT REFERENCE MONUMENT
- PCP: DENOTES PERMANENT CONTROL POINT
- SQ.FT.: DENOTES SQUARE FEET
- PB: DENOTES PLAT BOOK
- PG: DENOTES PAGE
- CL: DENOTES CENTER LINE
- R/W: DENOTES RIGHT-OF-WAY
- SR: DENOTES STATE ROAD
- R: DENOTES RADIUS
- Δ: DENOTES DELTA
- L: DENOTES ARC LENGTH
- SEC. 33-48-42: DENOTES SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST
- B.C. R: DENOTES BROWARD COUNTY RECORDS
- BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4, OF THE SE 1/4 SECTION 33-48-42 (CENTER LINE OF N.W. 4TH STREET) BEARING: N88°55'22"E