AMENDED 49278/215 | AMENDED 49278/204

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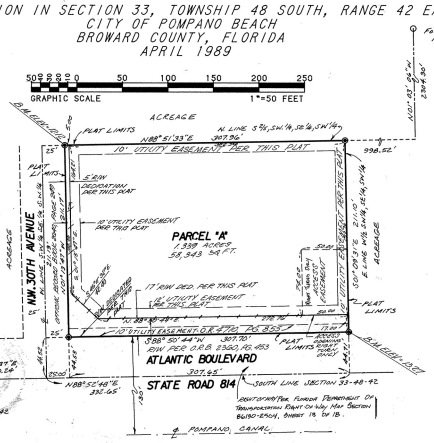
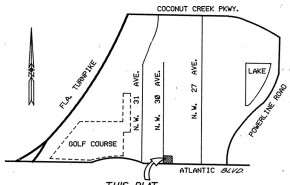
PLAT BOOK 152 PAGE 45
SHEET 1 OF 1 SHEETS

ORBook 20192 PG 179

ENGSTROM PLAT

A SUBDIVISION IN SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA
APRIL 1989





LOCATION MAP: (NOT TO SCALE)

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 21st DAY OF December A.D. 1992, AND RECORDED IN PLAT BOOK 152 AT PAGE 45, RECORD VERIFIED.

ATTEST: B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

BY Carole C. Doyle
DEPUTY

COUNTY COMMISSIONERS BROWARD COUNTY CREATED OCT. 1ST 1915

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 ON THE 12th DAY OF June, A.D. 1991.

ATTEST: B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

BY Nancy Cook
CHAIR BOARD OF COUNTY COMMISSIONERS

BY Phyllis Hughes
DEPUTY

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 TRAFFICWAYS THIS 26th DAY OF APRIL A.D 1990.

BY [signature] 04/26/90
CHAIRPERSON DATE

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 17th DAY OF December, 1991.

BY [signature]
ADMINISTRATOR OR DESIGNEE

BROWARD COUNTY ENGINEERING DIVISION:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY [signature] 12-18-92
HENRY P. COOK DATE
DIRECTOR OF ENGINEERING
FLORIDA P.E. NO. 12506

BY Emilio V. Lluprio 12-16-92
EMILIO V. LLUPRIO DATE
COUNTY SURVEYOR
STATE OF FLORIDA PLS NO. 4429

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY OF POMPANO BEACH, FLORIDA AND PASSED BY ORDINANCE NO. 89-79 THIS 19th DAY OF September, 1989

BY Bernadette Fullen
CITY CLERK
THIS 21st DAY OF November, 1989

CITY PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA HAS APPROVED AND ACCEPTED THIS PLAT THIS 28th DAY OF June 1989

BY William H. Thurman
CHAIRPERSON
THIS 10th DAY OF October, 1989.

DESCRIPTION:

PARCEL 1:

TRACT 30, OF COLLIER CITY LOTS, AN UNRECORDED PLAT, DESCRIBED AS:

THAT PORTION OF THE WEST ONE-HALF (1/2) OF THE SOUTH ONE-FIFTH (1/5) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD EXTENSION; LESS THE WEST 25 FEET THEREOF; DEDICATED TO BROWARD COUNTY FOR FREE PUBLIC ROAD PURPOSES, ACCORDING TO PLAT NO. 3 IN W. COLLIER CITY LOTS, LYING AND BEING IN BROWARD COUNTY.

PARCEL 2:

TRACT 29, OF COLLIER CITY LOTS, AN UNRECORDED PLAT, DESCRIBED AS:

THE WEST ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE SOUTH TWO-FIFTHS (2/5) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN.
2) BOUNDARY DATA SHOWN HEREON BASED ON FIELD MONUMENTATION AND MEASUREMENTS
3) ⊕ DENOTES PERMANENT REFERENCE MONUMENT #3608.
4) ~~~~~~ DENOTES NON-VEHICULAR ACCESS
5) BENCH MARKS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929
6) B.M. INDICATES BENCH MARK ELEVATION
7) THE BENCH MARK ELEVATIONS SHOWN HEREON WERE ESTABLISED BY THIRD ORDER PROCEDURES FROM BENCH MARKS TO WIT:
   A) BROWARD COUNTY BENCH MARK: PRM AT THE SOUTHEAST CORNER OF THE CHEETAH III LOUNGE ELEVATION-14.59 FEET
   B) BROWARD COUNTY BENCH MARK: BRASS CAP AT THE NORTH END OF THE HEADWALL ON THE EAST SIDE OF N.W. 31ST AVENUE AT THE CANAL CROSSING NEAR THE MINATURE HORSE FARM (97-49) ELEVATION-11.70 FEET
8) THIS PLAT IS RESTRICTED TO 10,000 SQUARE FEET OF COMMERCIAL USE, NO RESTAURANTS 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.
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.

DIRECTOR OF PUBLIC WORKS:

THIS PLAT ENTITLED: "ENGSTROM PLAT" IS APPROVED FOR RECORD THIS 21ST DAY OF NOVEMBER, 1989

BY [signature]
DIRECTOR OF PUBLIC WORKS

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: [signature] 12-17-92
DIRECTOR DATE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JULIA L. ENGSTROM, OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON AND TO BE KNOWN AS "ENGSTROM PLAT". ALL ROAD RIGHTS-OF-WAY ARE DEDICATED IN FEE SIMPLE TO THE PUBLIC AND THAT EASEMENTS ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF JULIA L. ENGSTROM HAS HEREUNTO SET HER HAND THIS 14TH DAY OF NOVEMBER, 1992.

WITNESS [signature]
DIANE D. OTTER

WITNESS [signature]
JULIA DELUNA

Julia L. Engstrom
JULIA L. ENGSTROM

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF MARTIN } SS

I HEREBY CERTIFY: THAT ON THIS DAY: PERSONALLY APPEARED BEFORE ME: AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS. JULIA L. ENGSTROM, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY FOR THE PURPOSES THEREON EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 14TH DAY OF November, 1992.

Diane D. Otter
NOTARY PUBLIC

PRINTED NAME: Diane D. Otter
NOTARY PUBLIC: STATE OF Florida
SERIAL NUMBER: CC 100 36
MY COMMISSION EXPIRES: March 31, 1996

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF BROWARD } SS

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 APPLICABLE SECTIONS OF CHAPTER 21 HH-6, FLORIDA ADMINSTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS NINETEENTH DAY OF APRIL, 1989.
THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATE: 4/19/89

BY: Dennis M. Beale
DENNIS M. BEALE
REGISTERED LAND SURVEYOR NO. 3608
STATE OF FLORIDA

PREPARED BY:
CRANEN THOMPSON & ASSOCIATES INC.
SURVEYORS ENGINEERS PLANNERS
3563 N.W. 53 ST FORT LAUDERDALE FLORIDA 33309
DATED: 4-18-89 DRAWN BY: JC 608

89-0004

89-MP-89