

Oct. 25

RESOLUTION NO. 2019- 245

**CITY OF POMPANO BEACH
Broward County, Florida**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE MARQUIS APARTMENTS PLAT LOCATED WEST OF NW 18TH AVENUE ON THE SOUTH SIDE OF DR. MARTIN LUTHER KING, JR. BOULEVARD; PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That the City of Pompano Beach hereby approves the Marquis Apartments Plat located on a parcel of land lying west of NW 18th Avenue on the south side of Dr. Martin Luther King, Jr. Boulevard, as described in full on the plat document itself, a copy of said plat is being attached hereto and made a part hereof as if set forth in full.

SECTION 2. That the City Clerk is hereby authorized to certify the approval of said plat by the City Commission by affixing her signature thereto.

SECTION 3. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this 23rd day of July, 2019.



REX HARDIN, MAYOR

ATTEST:


ASCELETA HAMMOND, CITY CLERK

MARQUIS APARTMENTS

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2

DESCRIPTION:

PARCEL 1:

THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 LYING SOUTHWEST OF COUNTY ROAD OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE EAST 365.8 FEET AND LESS THE WEST 294.2 FEET THEREOF, BROWARD COUNTY, FLORIDA.

PARCEL 2:

THE EAST 169.5 FEET OF THE WEST 294.2 FEET OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 LYING SOUTH OF COUNTY ROAD, LESS THE SOUTH 100 FEET, BROWARD COUNTY, FLORIDA.

PARCEL 3:

THE WEST 165.80 FEET OF THE EAST 365.80 FEET OF A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 361, BROWARD COUNTY, FLORIDA.

AND

THAT PART OF THE EAST 200.00 FEET OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 361, BROWARD COUNTY, FLORIDA, LESS THE EAST 15.00 FEET THEREOF, FOR ROAD PURPOSES AND ALSO LESS THE FOLLOWING DESCRIBED PORTION THEREOF:

BEGINNING AT A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE AT A POINT 15.00 FEET WEST OF THE EAST LINE OF THE SAID NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4); THENCE SOUTHERLY PARALLEL TO THE SAID EAST LINE A DISTANCE OF 65.40 FEET; THENCE WESTERLY PERPENDICULAR A DISTANCE OF 90.30 FEET; THENCE NORTHEASTERLY WITH AN INCLUDED ANGLE OF 53 DEGREES 31'40" TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

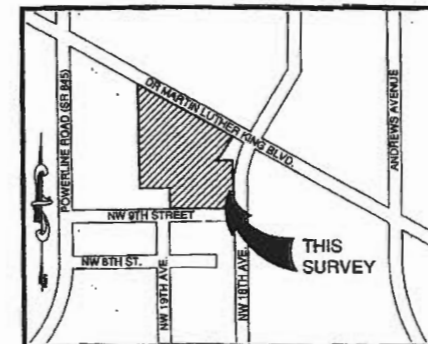
ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA AND CONTAINING 181,107 SQUARE FEET (4.158 ACRES) MORE OR LESS.

ALSO DESCRIBED AS:

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERN MOST NORTHEAST CORNER OF PARCEL "A", RENTERIA INC., PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 186, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING BOULEVARD (HAMMONDVILLE ROAD) AS SHOWN ON THE RIGHT OF WAY MAP OF HAMMONDVILLE ROAD AS RECORDED IN MISCELLANEOUS MAP BOOK 8, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 54°59'22" EAST, 624.79 FEET; THENCE SOUTH 35°39'18" WEST, 105.53 FEET; THENCE NORTH 89°10'58" EAST, 90.30 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NW 18TH AVENUE; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 01°20'55" EAST, 119.76 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NW 9TH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 89°12'39" WEST, 360.94 FEET TO A POINT ON THE EAST LINE OF PARCEL "A" AND IT'S SOUTHERLY EXTENSION THEREOF, DIVINE MINISTRY OF GOD CHURCH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 127 THRU 128, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE AND IT'S SOUTHERLY EXTENSION NORTH 01°19'11" WEST, 85.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A", ALSO BEING A POINT ON A LINE LYING 100 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE ALONG SAID NORTH AND PARALLEL LINE, SOUTH 89°12'39" WEST, 169.31 FEET TO A POINT ON THE EAST LINE OF PARCEL "A", OF SAID RENTERIA PLAT AND IT'S SOUTHERLY EXTENSION THEREOF; THENCE NORTH 01°19'11" WEST, 485.10 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 181,107 SQUARE FEET (4.158 ACRES) MORE OR LESS.



LOCATION SKETCH
NOT TO SCALE

DEDICATION:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS KNOW ALL MEN BY THESE PRESENTS THAT
NATJACK, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND THE CITY OF POMPANO BEACH, A MUNICIPAL CORPORATION AS OWNERS OF THE LANDS, AS SHOWN HEREON, BEING IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS MARQUIS APARTMENTS, DO HEREBY DEDICATE THE FOLLOWING:

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

BUS SHELTER EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR BUS SHELTER PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS _____ DAY OF _____, 201__.

WITNESS: John Mucango NATJACK, L.L.C.,
PRINT NAME: John Mucango A FLORIDA LIMITED LIABILITY COMPANY,
BY: Nathaniel Pridemore
WITNESS: Nathaniel Pridemore NATHANIEL PRIDEMORE
PRINT NAME: (MANAGER)
WITNESS: Jennifer Martin THE CITY OF POMPANO BEACH,
PRINT NAME: Jennifer Martin A MUNICIPAL CORPORATION,
BY: _____
WITNESS: Dennis Beach DENNIS BEACH
PRINT NAME: (CITY MANAGER)

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS BEFORE ME PERSONALLY APPEARED
NATHANIEL PRIDEMORE, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF NATJACK, L.L.C., 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 6th DAY OF June 201__.

MY COMMISSION EXPIRES: Randi C. Arnold
NOTARY PUBLIC: Randi C. Arnold
PRINT NAME:

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS BEFORE ME PERSONALLY APPEARED
DENNIS BEACH, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CITY MANAGER OF THE CITY OF POMPANO BEACH, A MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH CITY MANAGER OF THE CITY OF POMPANO BEACH, OF SAID MUNICIPAL 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 _____ DAY OF _____ 201__.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____
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., 201__.

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

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____ BY: _____
CITY CLERK CITY MAYOR
ASCELETA HAMMOND REX HARDEN

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., 201__.

BY: _____
PLANNING AND ZONING BOARD
CHAIR FRED STACER

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, A.D., 201__.

BY: _____
CITY ENGINEER
JOHN SFIROPOULOS, PE

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., 201__.

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., 201__.

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 _____, 201__.

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. LS4030

DATE: _____ DATE: _____

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT 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 _____, 2018.

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

DATE: 05/03/19 FOR THE FIRM BY: [Signature]
LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 6805
STATE OF FLORIDA

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 FAX (954) 788-3500 EMAIL: mail@KEITHteam.com LB NO. 6860 058-MP-18

MARQUIS APARTMENTS

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE
SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER
(NW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF
POMPANO BEACH, BROWARD COUNTY, FLORIDA

NOTICE:

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 THIS COUNTY.

PLAT NOTES:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH ALUMINUM DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 01°19'11" WEST ALONG EAST LINE OF PARCEL "A", RENTERIA INC., PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THE FOLLOWING NOTE IS REQUIRED BY 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, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

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

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____ 2024, THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____ 2024, THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDINGS THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME

THIS PLAT IS RESTRICTED TO 100 GARDEN APARTMENT UNITS.

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.

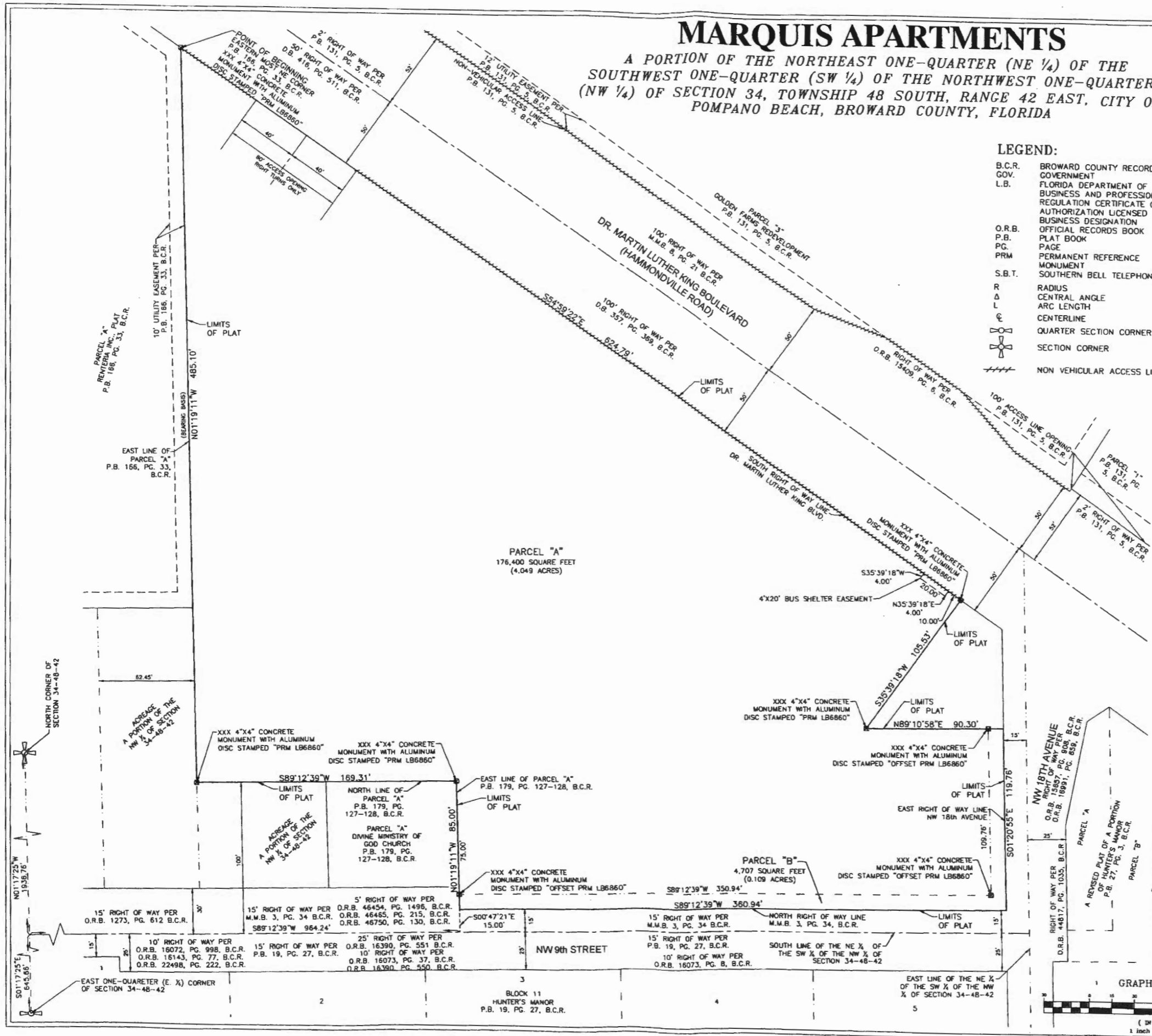
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2B, 1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARD TO AIR NAVIGATION.

AREA TABULATION TABLE:

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	176,400	4.049
PARCEL "B"	4,707	0.109
TOTAL	181,107	4.158

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- GOV. GOVERNMENT
- L.B. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION LICENSED BUSINESS DESIGNATION
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- PRM PERMANENT REFERENCE MONUMENT
- S.B.T. SOUTHERN BELL TELEPHONE
- RADIUS
- C.A. CENTRAL ANGLE
- A. ARC LENGTH
- C. CENTERLINE
- Q.S.C. QUARTER SECTION CORNER
- S.C. SECTION CORNER
- N.V.A.L. NON VEHICULAR ACCESS LINE



PREPARED BY:
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058-MP-18

