

DRC

PZ26-12000005
07/15/2026

POMPANO CITI CENTRE PLAT

A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) SECTION 25, TOWNSHIP 48 SOUTH, RANGE 42 EAST
A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA MAY, 2002

SHEET 1 OF 8 SHEETS

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY that the BROWARD COUNTY PLANNING COUNCIL approved this Plat subject to its compliance with the dedication of Rights of Way for Traffic ways this 22 day of August, 2002

By: Mr. Billings
Chairperson

This Plat complies with the approval of the BROWARD COUNTY PLANNING COUNCIL of the above date and is approved and accepted for record this 24 day of October, 2004

By: Franklin
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING SERVICES DIVISION

This Plat is hereby approved and accepted for record.

By: Henry P. Cook 10-27-04 By: Eric B. Augusto 10/26/04
Henry P. Cook, Date ERIC B. AUGUSTO Date
Director of Engineering BROWARD COUNTY SURVEYOR
Florida Professional Engineer PROFESSIONAL SURVEYOR AND MAPPER
Registration No. 12506 FLORIDA REGISTRATION NUMBER: LS 5695

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 13th day of March, 2003

Attest: Roger J. Desjardais, County Administrator By: Thomas C. Shaheen Deputy
By: Thomas C. Shaheen Mayor - County Commission

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

This Plat was filed for record this 2nd day of November 2004 and recorded in Plat Book 174, Page 45. Record Verified.

Attest: Roger J. Desjardais, County Administrator By: Deputy M. Ellis Deputy

BROWARD COUNTY DEPARTMENT OF URBAN PLANNING AND REDEVELOPMENT

This Plat is hereby approved and accepted for record.

By: Thomas C. Shaheen Date: 10-29-04
Director/Designee

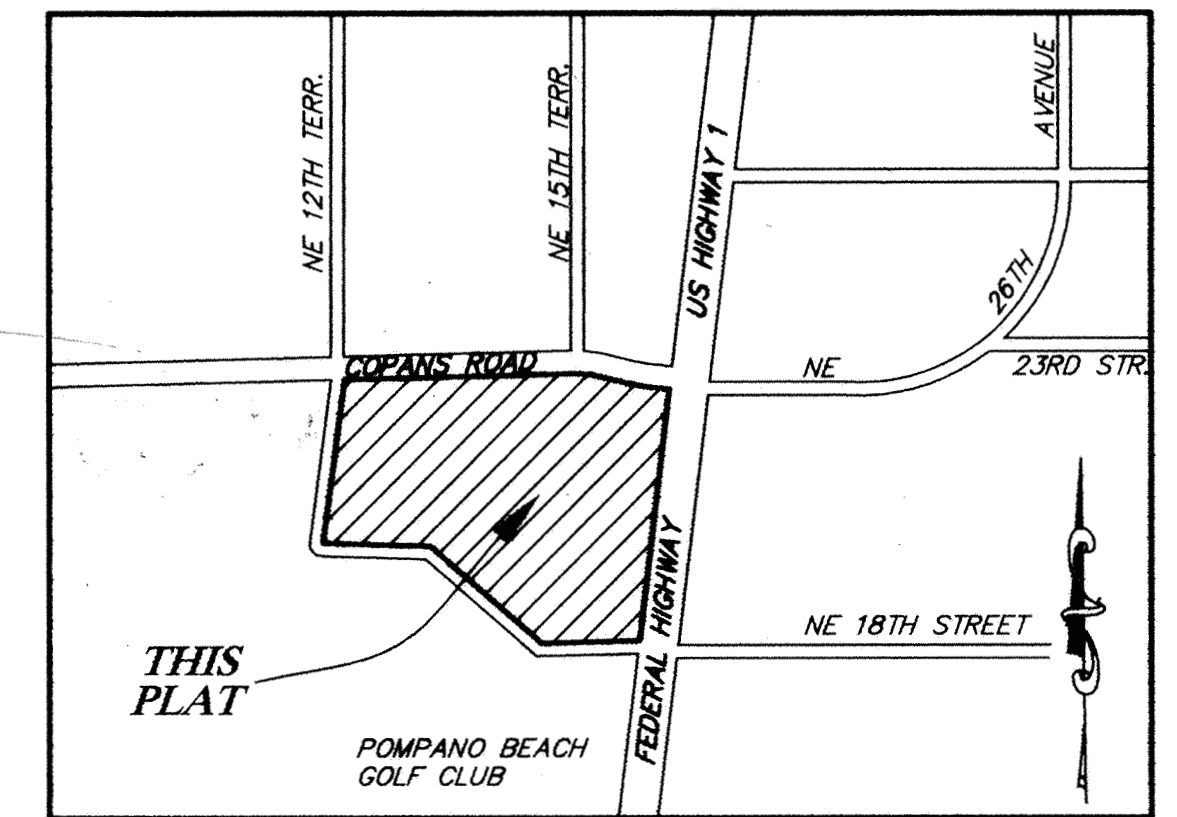
DESCRIPTION:

A PORTION OF SECTION 25, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AND A PORTION OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 30, AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, ACCORDING TO THE FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP FOR STATE ROAD 5 (U.S. NO. 1), SHEET 3, STATE SECTION 8602, REVISED THROUGH MAY 8, 1951; THENCE SOUTH 06°51'23" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE 249.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 06°51'23" WEST, ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 1100.24 FEET; THENCE SOUTH 10°40'41" WEST, A DISTANCE OF 150.33 FEET; THENCE SOUTH 06°51'23" WEST, A DISTANCE OF 144.00 FEET, THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE WESTERLY LINE OF THAT CERTAIN ROADWAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 9087, PAGE 779 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 83°07'09" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 06°51'23" WEST, A DISTANCE OF 60.33 FEET; THENCE SOUTH 83°28'23" WEST, A DISTANCE OF 20.22 FEET; THENCE SOUTH 06°51'23" WEST, A DISTANCE OF 40.43 FEET, THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE NORTHERLY AND WESTERLY LINES OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 20278, PAGE 871 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 83°28'23" WEST, A DISTANCE OF 579.78 FEET; THENCE NORTH 48°54'35" WEST, A DISTANCE OF 900.00 FEET; THENCE NORTH 88°19'09" WEST, A DISTANCE OF 656.86 FEET; THENCE NORTH 07°35'43" EAST, A DISTANCE OF 953.25 FEET, THE LAST FOUR (4) DESCRIBED COURSES BEING ALONG A PORTION OF THE SOUTHERLY AND WESTERLY LINES OF EXHIBIT "B" OF THAT CERTAIN DEVELOPMENT AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3659, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°34'27" EAST, A DISTANCE OF 4.08 FEET; THENCE NORTH 07°35'41" EAST, A DISTANCE OF 30.38 FEET; THENCE NORTH 88°34'27" EAST, A DISTANCE OF 28.89 FEET; THENCE NORTH 01°25'33" WEST, A DISTANCE OF 11.00 FEET; THENCE NORTH 81°08'34" EAST, A DISTANCE OF 69.58 FEET TO A POINT ON A NORTHERLY LINE OF SAID EXHIBIT "B", THE LAST FIVE (5) DESCRIBED COURSES BEING ALONG THE SOUTHERLY AND EASTERLY LINES OF PARCEL 809 AS DESCRIBED IN A STIPULATED ORDER OF TAKING AND FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 21519, PAGE 394 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°34'29" EAST, ALONG A LINE 90 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 25, A DISTANCE OF 972.38 FEET; THENCE NORTH 88°28'23" EAST, ALONG A LINE 90 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 30, A DISTANCE OF 316.03 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 710.71 FEET, A CENTRAL ANGLE OF 15°10'30" FOR A DISTANCE OF 188.23 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 76°21'07" EAST, A DISTANCE OF 170.40 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 882.63 FEET, A CENTRAL ANGLE OF 6°47'30", FOR A DISTANCE OF 104.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 83°08'37" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THE LAST SIX (6) DESCRIBED COURSES BEING ALONG A PORTION OF THE NORTHERLY LINE OF SAID EXHIBIT "B"; THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR A DISTANCE OF 70.69 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO BEING THE POINT OF BEGINNING, THE LAST DESCRIBED COURSE BEING ALONG THE SOUTHERLY LINE OF PARCEL 148 AS DESCRIBED IN EXHIBIT "A" OF THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 19241, PAGE 955 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 59.813 ACRES OR (2,605,463 SQUARE FEET) MORE OR LESS.

(SEE SHEET 7 OF 8 FOR LEGAL DESCRIPTION)



LOCATION MAP (NOT TO SCALE)

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 RESOLUTION NO. 2003-152 THIS 25 DAY OF MARCH, 2003.

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 IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: May Z. Ch
CITY CLERK

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. DATE OF APPROVAL FEBRUARY 26, 2003.

BY: Chairperson
CHAIRPERSON

THIS 28 DAY OF MARCH, 2003

PUBLIC WORKS ADMINISTRATOR:

THIS PLAT ENTITLED "POMPANO CITI CENTRE PLAT", IS APPROVED FOR RECORD, THIS 3RD DAY OF APRIL, 2003.

BY: Thomas C. Shaheen
PUBLIC WORKS ADMINISTRATOR

THIS 3RD DAY OF APRIL, 2003

SURVEYOR'S CERTIFICATION

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 the portions of Chapter 61G17-6, Florida Administrative Code as required to comply with the Broward County Land Development Code, Section 177.091 of said Chapter 177, on the 20th day of June, 2002. The BENCH MARKS shown are referenced to 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.

3-27-03

DATE
CRAVEN THOMPSON & ASSOCIATES, INC.
THOMAS C. SHAHAN, Professional Surveyor and Mapper
Florida Registration No. 4387
CERTIFICATE OF AUTHORIZATION NUMBER: LB 271

PLAT PREPARED BY:
CRAVEN THOMPSON & ASSOCIATES, INC
SURVEYORS ENGINEERS PLANNERS
3063 N.W. 53RD STREET FORT LAUDERDALE FLORIDA 33306
(954) 738-6400

