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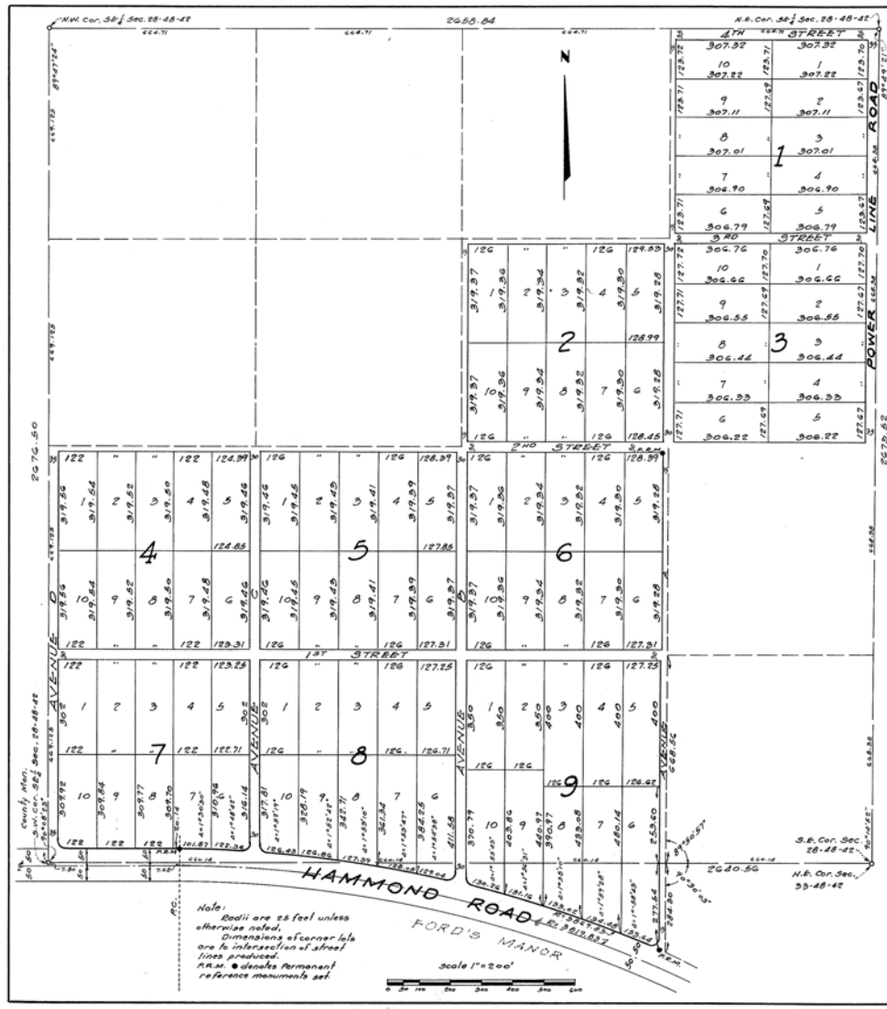

POMPANO MANOR

A SUBDIVISION IN SECTIONS 28 AND 33 - TWP. 48S - RGE. 42E - BROWARD COUNTY, FLORIDA

Chas. G. Hannock Engineer Scale 1" = 200'

KNOW ALL MEN BY THESE PRESENTS:

That Lillian K. Groner and William H. Groner, her husband, have caused to be made the attached plat entitled "POMPANO MANOR", the same being a subdivision of the E½ of the NE¼ of the SE¼ of section 28, Twp. 48S, Rge. 42E, subject however to deed dated July 21, 1945, from Model Land Co. to Broward Co. Fla. covering the east 33 feet thereof for Public Road purposes; the SW¼ of the NE¼ of the SE¼ and the west ¾ of the S½ of the SE¼; subject however, to deed dated April 22, 1940 from Model Land Co. to State of Florida for a right-of-way for public road purposes for Hammond Road; all of the above land being in said Section 28; also all that part of the NW¼ of the NE¼ of the NE¼ and all that part of the NE¼ of the NW¼ of the NE¼ of Section 33, Twp. 48S, Rge. 42E, lying northeasterly of the right-of-way of Hammond Road; subject however to a 16½ foot easement given by the Model Land Co. to American Telephone and Telegraph Co. dated March 27, 1941 over said land.

The Streets, Avenues and Roads are hereby dedicated to the perpetual use of the public for proper purposes, reserving to ourselves, successors and assigns the reversion or reversions thereof whenever discontinued by law.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 9 day of July A.D. 1946.

Witnesses Louis Groner — Lillian K. Groner (SEAL)

E. C. Cormack — William H. Groner (SEAL)

STATE OF FLORIDA
COUNTY OF DADE } SS:

Before me this day personally appeared Lillian K. Groner and William H. Groner, her husband, to me well known to be the persons described in and who executed the foregoing instrument, who being duly sworn acknowledged the execution thereof to be their free and voluntary act and deed. And Lillian K. Groner, wife of the said William H. Groner, upon a private examination, separate and apart from her said husband acknowledged that she executed the said instrument freely and voluntarily and without any constraint, apprehension or fear of or from her said husband.

Witness my hand and notarial seal at [illegible] Florida this 9 day of July A.D. 1946.

My commission expires

Notary Public, State of Florida at Large, My commission expires October 1, 1948. Bonded by Business Men's Co. of N. Y.

Louis Groner
Notary Public State of Florida.

This plat approved by Resolution passed and adopted by the Board of County Commissioners of Broward County, Florida this 9 day of July A.D. 1946.

Approved: R. C. Davis — County Engineer

Attest: Ted Cabot — Clerk of Circuit Court — By Madeline Parkhurst, D.C.

Signed: — Chairman of Board

I hereby certify that the attached plat entitled "POMPANO MANOR" is a true and correct plat of such property as recently surveyed and platted under my direction. I also certify that the Permanent Reference Monuments were set on the 23rd day of June A.D. 1946, in accordance with Sec. 7, chapter 10275 (No. 253), Laws of the State of Florida.

Chas. G. Hannock
Registered Engineer No. 122
Registered Land Surveyor No. 119
State of Florida.

Filed for Record this 20 day of August A.D. 1946 at 10:06 A.M. in Book 22 of Plats at Page 14 of the Public Records of Broward County, Florida. This plat complies with the provisions of Chapter No. 10275 (No. 253), Laws of the State of Florida.

Ted Cabot
Clerk of Circuit Court
By Madeline Parkhurst, D.C.

DRC
PZ20-12000009
11/18/2020