

# AVIARA EAST

A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4)  
OF SECTION 11, TOWNSHIP 49 SOUTH, RANGE 42 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 2

## DESCRIPTION:

A PORTION OF THE NORTH ONE-HALF (N 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE SOUTH 01°37'49" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 75.25 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS SOUTH 09°24'10" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF MCNAB ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 13985 AT PAGE 728 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A RADIUS OF 1856.86 FEET AND A CENTRAL ANGLE OF 08°52'29", A DISTANCE OF 287.51 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°29'18" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF MCNAB ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 13985 AT PAGE 728 OF SAID PUBLIC RECORDS, A DISTANCE OF 495.76 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF MCNAB ROAD, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 88°27'50", A DISTANCE OF 46.32 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 02°08'51" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF DIXIE HWY, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (SECTION 86170-25009), A DISTANCE OF 247.73 FEET; THENCE SOUTH 89°21'26" WEST, A DISTANCE OF 813.93 FEET; THENCE NORTH 01°37'49" WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 11, A DISTANCE OF 256.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAIN 5.129 ACRES, MORE OR LESS.

## ALSO DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE NORTH ONE-HALF (N 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 88°53'52" EAST 561.25 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE ALONG THE LAST DESCRIBED LINE, 256.00 FEET TO A POINT; THENCE SOUTH 03°19'12" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF THE OLD DIXIE HIGHWAY AS SAME IS NOW LOCATED, CONSTRUCTED AND USED, 187.54 FEET TO A POINT; THENCE SOUTH 89°07'08" WEST, 61 FEET TO A POINT; THENCE NORTH 00°19'12" WEST, 26.38 FEET TO A POINT; THENCE SOUTH 89°07'08" WEST, 188.93 FEET TO A POINT; THENCE NORTH 00°19'12" WEST, 189.81 FEET TO THE POINT OF BEGINNING.

## TOGETHER WITH:

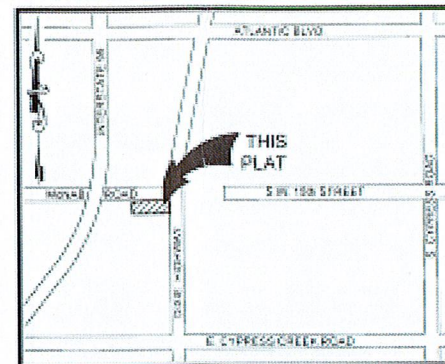
ALL THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PARCEL; THENCE SOUTH ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 331.515 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°58'51" EAST, 813.07 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE OLD DIXIE HIGHWAY AS SAME IS NOW LOCATED, CONSTRUCTED AND USED; THENCE NORTH 00°19'12" WEST, 142.27 FEET TO A POINT; THENCE SOUTH 89°07'08" WEST, 61 FEET TO A POINT; THENCE NORTH 00°19'12" WEST, 26.38 FEET TO A POINT; THENCE SOUTH 89°07'08" WEST, 726.09 FEET TO A POINT; THENCE NORTH, PARALLEL TO THE WEST BOUNDARY OF THE SAID NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, 188.93 FEET TO A POINT ON THE NORTH BOUNDARY THEREOF; THENCE NORTH 88°53'52" WEST, ALONG THE SAID NORTH BOUNDARY, 25 FEET TO THE POINT OF BEGINNING.

## TOGETHER WITH:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; THENCE SOUTH 88° 53 MINUTES, 52 SECONDS EAST, ALONG THE NORTH LINE THEREOF, 25 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THEN CONTINUE SOUTH 88° 53 MINUTES, 52 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 536.25 FEET TO A POINT; THENCE SOUTH 00° 19 MINUTES, 12 SECONDS EAST, 189.81 FEET TO A POINT; THENCE SOUTH 89° 07 MINUTES, 08 SECONDS WEST, 537.16 FEET TO A POINT; THENCE DUE NORTH, PARALLEL TO AND 25 FEET EAST OF THE WEST LINE OF THE SAID NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4, 188.93 FEET TO THE POINT OF BEGINNING.

LESS LANDS CONVEYED TO BROWARD COUNTY IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 13985, PAGE 728, AND LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5623, PAGE 645.



LOCATION SKETCH

NOT TO SCALE

## CITY REQUIRED AREA TABULATION:

|            |         |       |
|------------|---------|-------|
| GROSS AREA | 278.620 | 5.396 |
| NET AREA   | 223.400 | 5.129 |

## 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 HARDIN

## 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 FRID STACER

## ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 201\_\_.

BY: \_\_\_\_\_  
CITY ENGINEER  
JOHN SPIROPOULOS

## 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, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
RICHARD TORRES RICHARD P. LIGGS, JR.  
DIRECTOR FLORIDA PROFESSIONAL SURVEYOR  
FLORIDA PROFESSIONAL ENGINEER, AND MAPPER  
REGISTRATION NO. 40263 REGISTRATION NO. LS 4030

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 \_\_\_\_\_, 201\_\_.

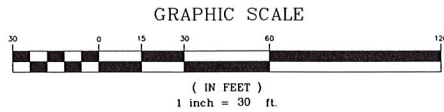
KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LS 6860.

DATE: 08/29/19 FOR THE FIRM BY:   
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:                                                                                                                                            |
|                 |               |                   |                 |                 |          | <br>30 EAST ATLANTIC BOULEVARD<br>POMPANO BEACH, FLORIDA 33069-8943<br>(954) 786-2400 FAX (954) 786-1300<br>EMAIL: MAIL@KEITHTEAM.COM LSH@KEITHTEAM.COM |

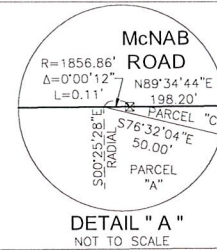
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# AVIARA EAST

A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4)  
OF SECTION 11, TOWNSHIP 49 SOUTH, RANGE 42 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

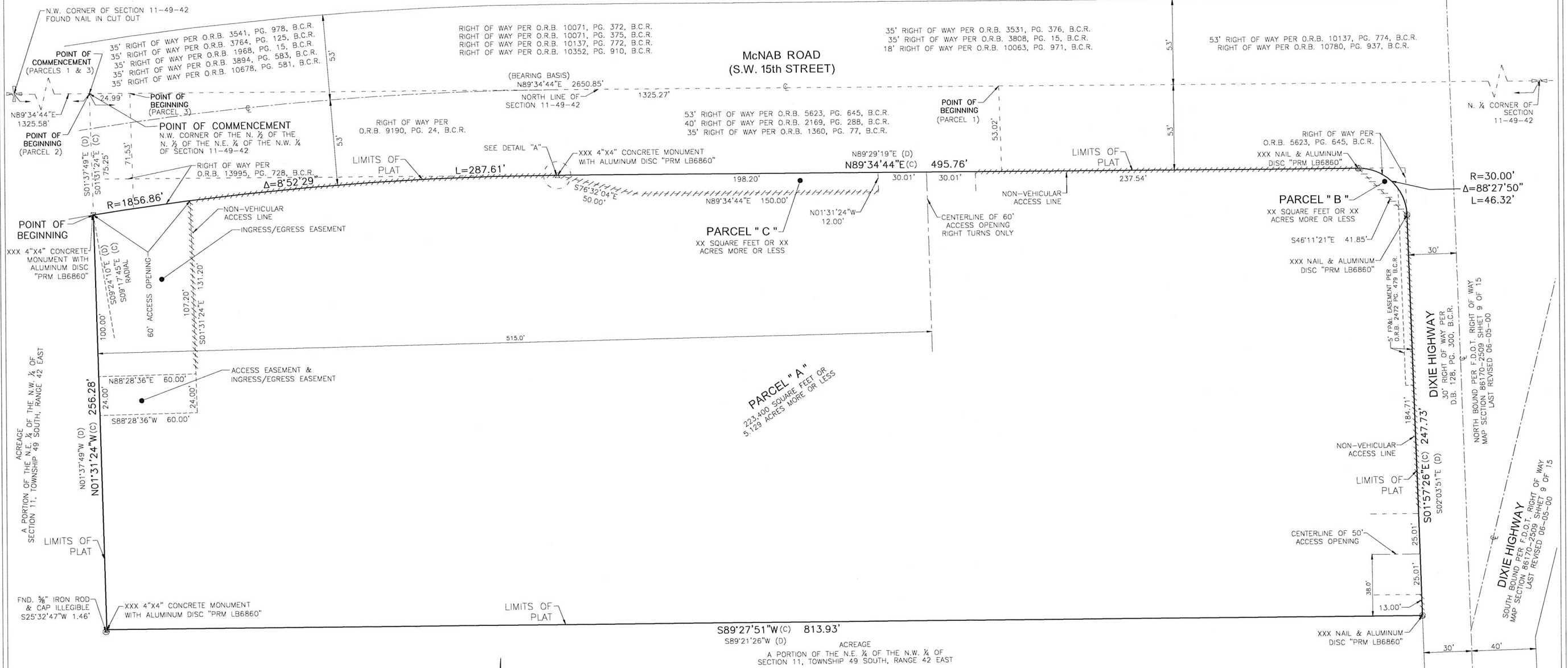


PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 2 OF 2

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.



## LEGEND:

- B.C.R. BROWARD COUNTY RECORDS  
(C) CALCULATED  
(D) PER DEED RECORDED IN INSTRUMENT NO. 113033932  
D.B. DEED BOOK  
F.A.A. FEDERAL AVIATION ADMINISTRATION  
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION  
ID. IDENTIFICATION  
L.B. FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION  
O.R.B. OFFICIAL RECORDS BOOK  
P.B. PLAT BOOK  
PG. PAGE  
PRM. PERMANENT REFERENCE MONUMENT  
RGE. RANGE  
R.M.B. RIGHT OF WAY MAP BOOK  
R.W. RIGHT OF WAY  
TWP. TOWNSHIP  
R. RADIUS  
Δ. CENTRAL ANGLE  
L. ARC LENGTH  
NON VEHICULAR ACCESS LINE  
CENTERLINE  
ONE-QUARTER SECTION CORNER  
SECTION CORNER

## AREA TABULATION TABLE:

| PARCEL NAME | SQUARE FOOTAGE | ACREAGE |
|-------------|----------------|---------|
| PARCEL "A"  | 221,065        | 5.075   |
| PARCEL "B"  | 245            | 0.006   |
| PARCEL "C"  | 2,090          | 0.048   |
| TOTAL       | 223,400        | 5.129   |

## PLAT NOTES:

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

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE NORTH LINE OF SECTION 11, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING SOUTH 89°28'33" WEST.

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 FINDING 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 FINDING 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.

THIS PLAT IS RESTRICTED TO 229 MIDRISE UNITS AND 20,000 SQUARE FEET OF COMMERCIAL USE.

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 HAZARDS TO AIR NAVIGATION.

PREPARED BY:

**KEITH**

**P&Z**

1015 MI 19

PZ19-14000010

08/28/19