

CFN # 106142564,
Page 1 of 2
Recorded 06/07/2006 at 01:57 PM

Pompano Beach
Corp. Seal

Helen Gray
City Engineer
Seal

Robert P. Legg, Jr.
Professional Surveyor
Seal

Henry P. Cook
Broward County Director of Engineering
Seal

Bertha Henry - Interim
County Administrator
Seal

COUNTY COMMISSIONER
CREATED OCT 1ST 1915

Jerald A. McLaughlin
Registered Land Surveyor No. 5269
State of Florida
for McLAUGHLIN ENGINEERING COMPANY
Certificate of Authorization Number: LB 285
400 Northeast 3rd Avenue
Fort Lauderdale, Florida 33301

DRC
P223-12800045
07/03/2024
MP-05

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That CROATIAN-AMERICAN SOCIAL CLUB, INC., a Florida corporation, owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "CROATIAN-AMERICAN SOCIAL CLUB". The additional thoroughfare is hereby dedicated to the public for roads and road related purposes. All easements as shown hereon are hereby dedicated to the public for proper purposes.

IN WITNESS WHEREOF: We hereunto set our hands in the City of Fort Lauderdale, County of Broward, State of Florida, this 23 day of August, 2005. CROATIAN-AMERICAN SOCIAL CLUB, INC., a Florida corporation

Witness: Christine Macchione Name of witness printed NED PAVICH Ned Pavich: Ned Pavich President
Witness: Christine Macchione Name of witness printed MICHAEL A. SHEGOTA Michael Shegota: Michael Shegota Secretary

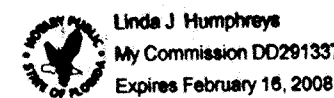
ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 23rd day of August, 2005, COUNTY OF BROWARD by NED PAVICH and MICHAEL SHEGOTA, being the PRESIDENT and SECRETARY, respectively of CROATIAN-AMERICAN SOCIAL CLUB, INC., a Florida Corporation, on behalf of said corporation. They are:

- ☒ personally known to me or
☐ who have produced _____, as identification, and
☐ who did
☐ (did not) take an oath.

NOTARY PUBLIC Linda J. Humphreys STATE OF FLORIDA

Name of Notary printed: Linda J. Humphreys



CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the City Planning and Zoning Board of Pompano Beach, Florida, has approved this plat this 23 day of SEPTEMBER, 2005.

By: Jerry J. Fink Chairman, this 21 day of DECEMBER, 2005.

CITY COMMISSION

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF THE COUNTY OF BROWARD CITY OF POMPANO BEACH, FLORIDA in and by RESOLUTION NO. 2001-65, adopted by the said City Commission, this 13th day of December, 2005.

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: Mary L. Chubb City Clerk, this 22nd day of December, 2005.

CITY ENGINEER'S APPROVAL

This plat is approved and accepted for record this 9th day of JANUARY, 2006.

By: Helen Gray Helen Gray, City Engineer, Florida P.E. Registration # 57837

BROWARD COUNTY DEPARTMENT OF URBAN PLANNING AND REDEVELOPMENT

This plat is approved and accepted for record this 1st day of June, 2006.
By: Robert P. Legg, Jr. Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been approved and accepted for record.

By: Robert P. Legg, Jr. 5/30/06 (date) By: Henry P. Cook 5-31-06 (date)
Robert P. Legg, Jr. Professional Surveyor and Mapper Florida Registration Number: LS4030
Henry P. Cook Broward County Director of Engineering Florida Professional Engineer Registration number: 12506

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way for trafficways this 22nd day of September, 2005. By: Robert P. Legg, Jr. 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 1st day of JUNE, 2006. By: Robert P. Legg, Jr. 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 21st day of February, 2006. ATTEST: Bertha Henry - Interim COUNTY ADMINISTRATOR
By: Shawn Hester Deputy By: Jonathan Eggelsberger Mayor - Broward County, Florida

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

This plat filed for record this 7th day of June, 2006, in BOOK 175 of PLATS, at Page 195.
ATTEST: Bertha Henry - Interim COUNTY ADMINISTRATOR By: Debra Lawrence Deputy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, COUNTY OF BROWARD subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) SS were set in accordance with Section 177.091 of said Chapter 177, on this 6 day of April, 2006. The BENCH MARKS shown are referenced to NATIONAL GEODETIC VERTICAL DATUM of 1929 and were established in conformity with the standards adopted by the National Ocean Survey for third order vertical control. This plat conforms to all applicable sections of Chapter 61G17-6, FLORIDA ADMINISTRATIVE CODE.

This plat dated at Fort Lauderdale, Florida, this 18 day of July, 2005.

By: Jerald A. McLaughlin
Jerald A. McLaughlin
Registered Land Surveyor No. 5269
State of Florida
for McLAUGHLIN ENGINEERING COMPANY
Certificate of Authorization Number: LB 285
400 Northeast 3rd Avenue
Fort Lauderdale, Florida 33301

CROATIAN AMERICAN SOCIAL CLUB
A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4)
SECTION 12, TOWNSHIP 49, SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
July, 2005

CFN #106142564

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Legal Description

The West 25.00 feet of the East 160.00 feet of the North 250.00 feet of the Northwest one-quarter (NW¼) of the Northeast one-quarter (NE¼) of Section 12, Township 49 South, Range 42 East, LESS: the North 35.00 feet thereof for Road.

TOGETHER WITH:

The East 135.00 feet of the North 250.00 feet of the Northwest one-quarter (NW¼) of the Northeast one-quarter (NE¼) of Section 12, Township 49 South, Range 42 East, LESS: the North 35.00 feet for Road.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 34,400 square feet or 0.7897 acres, more or less.

NOTES

Reference Bench Mark: Broward County Engineering Bench Mark NO. 772 Williams, Hatfield and Stoner Bench Mark; # 7 nail and cap, North side of Wood Power Pole # 87C4. 18.3' South of McNab Road and 200.7' East of Southeast 7th Avenue Bench Mark Elevation = **5.883'** (Reference Bench Mark is referenced to the National Geodetic Vertical Datum of 1929)

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 Broward County, Florida

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **February 21, 2011**, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property 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 project water lines, sewer lines, drainage and the rock base for internal roads are not installed by **February 21, 2011**, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth in the Broward County Land Development Code. This requirement may be satisfied for a phase of this project, provided a phasing plan has been approved by Broward County. The owner of the property 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 NOTE ADDED PER BROWARD COUNTY'S SURVEYOR'S OFFICE PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES

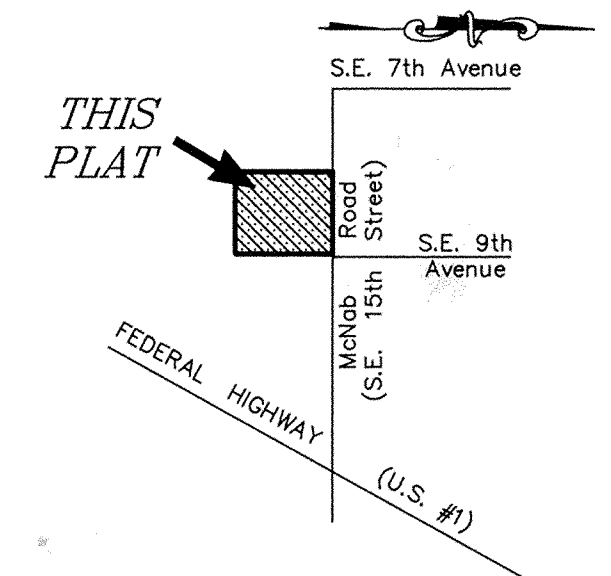
Platted utility easements are also easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an 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 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.

RESTRICTIVE NOTE

This plat is restricted to 5,000 square feet of commercial use. Banks are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

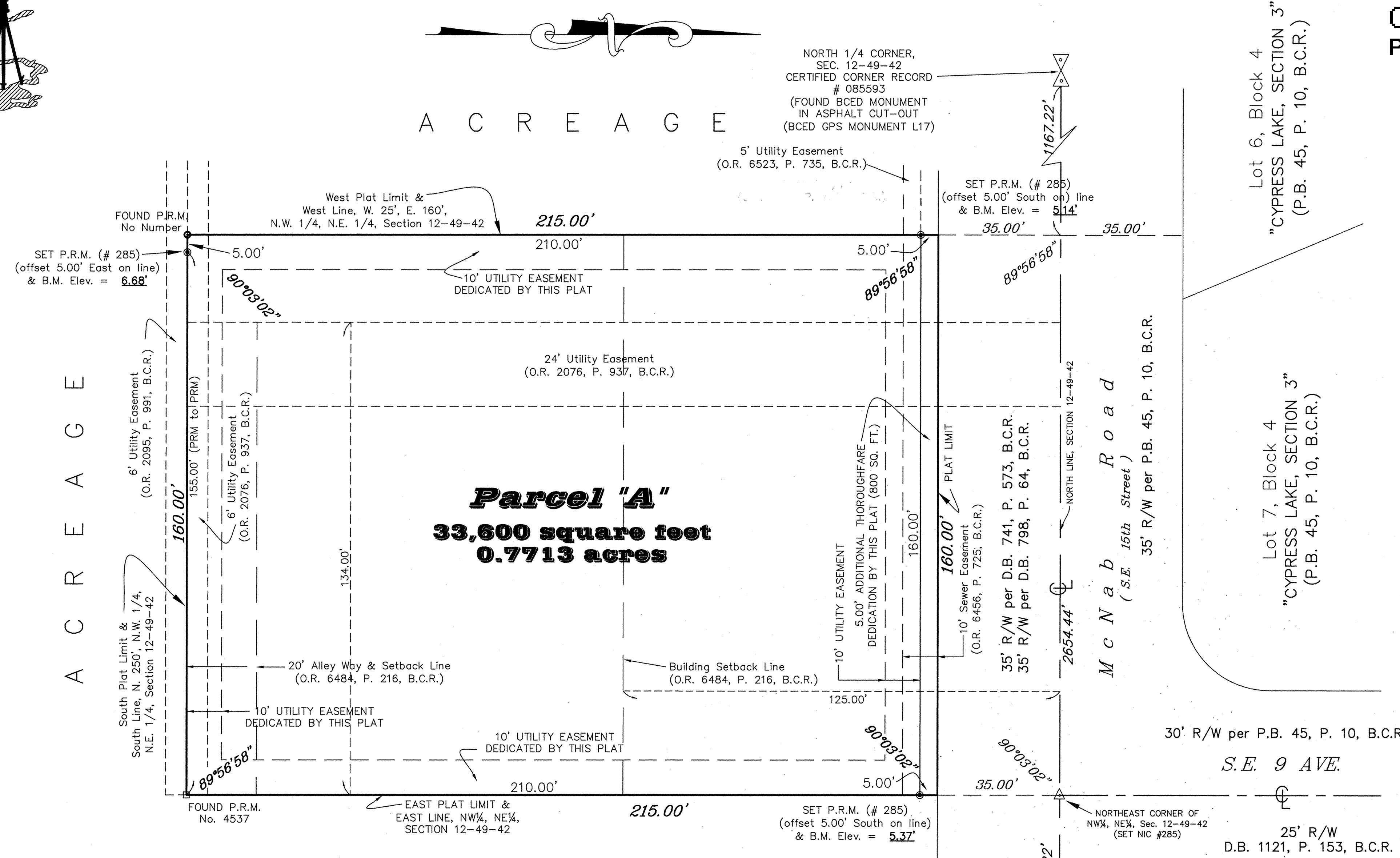
Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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 the property located within this plat and do not operate as a restriction in favor of any property owner including an owner or owners of the property within this plat who took title to the property with reference to this plat.



Location Map

Not To Scale



LEGEND

- SET P.R.M.= Permanent Reference Monument (4"x4"x24" concrete post w/metal rod and Brass cap stamped L.B. 285)

B.M. Elev.= Bench Mark Elevation

SEC= Section

☉ = Centerline of Right-of-Way

B.C.R.= Broward County Records

D.B., P.= Deed Book and Page

O.R., P.= Official Record Book and Page

R/W= Right-of-Way

- Found P.R.M. No. 4537 = indicates Permanent Reference Monument (Concrete Post of undetermined size and shape, with Brass Cap Stamped # 4537)

P.B., P.= Plat Book and Page

LEGEND - CONTINUED

- Found P.R.M. No Number = indicates Permanent Reference Monument (Concrete Post of undetermined size and shape, with Brass Cap - No identifying Stamp)

BCED - Broward County Engineering Department

GPS - Global Positioning System

△ - Northeast corner NW1/4, NE1/4, Sec. 12-49-42, Set nail in McLaughlin Engineering Cap, Stamped LB 285

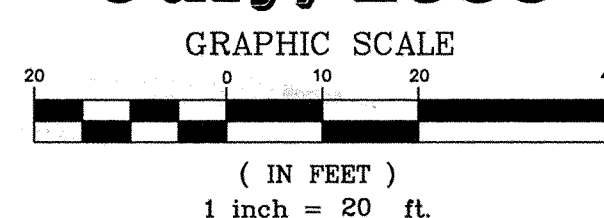
SQ. FT. - Square Feet

NORTHEAST CORNER, SEC. 12-49-42 CERTIFIED CORNER RECORD # 085594 (FOUND 1" IRON PIPE IN ASPHALT CUTOUT)

CROATIAN AMERICAN SOCIAL CLUB

A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) SECTION 12, TOWNSHIP 49, SOUTH, RANGE 42 EAST CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

July, 2005



DRC