### LEGAL DESCRIPTION:

A parcel of land in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 49 South, Range 42 East, more particularly described as follows:

Beginning on the South line of the North Half (N I/2) of the South Holf (S I/2) of seld \$1. I/4 of the SE I/4, of the SE I/4 of the SE I/4 was East of the Southwest corner of said N I/2 of the S I/2 of the SE I/4 of the SE I/4, thence run North 0607/20" West (no research bearing) long of the popullal to the West line of said SE I/4 of the SE I/4, for a distance of SE3.72 feet to a point of interescition with a line 92,05 feet North of and porollal to the South line of said SE I/4 of the SE I/4 of the South line of said N I/2 of the SE I/4 of the SOUTH OFFORT Cast SEG.4 Section 5. These said N I/2 of the SE I/4 of the SE I/4 is the SOUTH SEG.4 SEG

Said lands situate in the City of Pompano Beach, Broward County, Florida. Containing 5.00 acres, 217,631 square feet, more or less.

#### DEDICATION:

State of Florida SS

The 20.00 foot wide FP&L Easement shown hereon is hereby dedicated to the Florida Power and Light Company for the construction, installation, maintenance and operation of electric services. Know all man by these presents that Lord Corporation, a Pennsylvania corporation, barner of the launds described and shown hereon as included in this pith, has caused said ands to be surveyed and platted in the manner as shown hereon, said Plat to be known as "1570 SW 13TH COURT PLAT"

IN WITNESS WHEREOF: Lord Corporation, a Pennsylvania corporation, has caused this Dedication to be executed by its duly authorized officers, this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_.

Print Name: ş (Print Name) Lord Corporation, a Pennsylvania corporation

### ACKNOWLEDGEMENT:

State of Florida SS County of Broward

HERBY CERIFY that on this day personally appeared before me, president of Lord Controlling, or Pennsylvania corporation, being personally from in me or who has produced practices, a Pennsylvania corporation, being personally income the foregoing informent and calchoviriaged before me that he executed the same for the purposes them expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the above stated State and County, this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_\_, 20\_\_\_\_\_.

commission expires: Notary Public, State of Florida Print Name:

### SURVEYOR'S CERTIFICATE:

LEGEN CERTY that the disched Port is a true and correct appresentation of the lands exactly surveyed, subdivided and platfield under ymy repossible derich and supervision to the surveyed subdivided and platfield under ymy repossible and produce 1772. Port i prode Statutes and the portions of Chapter Sci. 17, 1004d. Judinistication Code. The produce Comply with the Seward County is and Development Code. The PERMANENT survived to comply with the Seward County is and Development Code. The PERMANENT report (177, on this 22nd day of Julia, 2016.

IBI Group (Florida) Inc. 2200 Park Central Blvd. N. Sulte 100 Pompano Beach, Florida, 33064 Certificate of Authorization No. LB5610 Wilson E. Way, P.S.M. Professional Surveyor and Mapper No. LS2885 State of Florida

Date

#### 1570 SS は エ エ COURT U Ŋ

PORTION OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.



LOCATION SKETCH

## CITY OF POMPANO BEACH PLANNING AND ZONING BOARD:

Fred Stacer, Chairman

## CITY OF POMPANO BEACH CITY COMMISSION:

No building parmits shall be itsued for the construction, expansion, and/or conversion of a building within this pold until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been puid

Lamar Fisher, Mayor \_ day of \_ 20 Asceleta Hammond, City Clerk

This Plat is approved and accepted for record this

day of

CITY OF POMPANO BEACH CITY ENGINEER:

COUNTY COUNTY CITY

SURVEYOR

BROWARD COUNTY PLANNING COUNCIL:

Executive Director/ Designee

## BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION:

THIS plat has been reviewed for con and is approved and accepted for record. formity with Chapter 177, Part 1, Florida Statutes,

Richard Tornese Date Director Florida Professional Engineer Registration No. 40623 Date

ş Robert P. Legg, Jr. Date Professional Surveyor and Mapper Florida Registration No. LS4030

# BROWARD COUNTY FINANCE & ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:

Mayor-County Commission

Deputy

Attest:

Bertha Henry, County Administrator

# BROWARD COUNTY FINANCE & ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:

This Plat was filed for record this \_\_\_\_\_ day of \_\_\_\_\_\_\_. recorded in Plat Book \_\_\_\_\_\_, Pages \_\_\_\_\_\_. Record Verified. and

ş

Attest: Bertha Henry. County Administrator Deputy

This Plat is approved and accepted for record Director/Designee Date:

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

PREPARED BY

00

ibigroup.com
Certificate of Authorization #LB 5610 IBI GROUP (FLORIDA) INC. 2200 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FLORIDA, 33064 PO (954) 974-2200 fbx (954) 973-2886