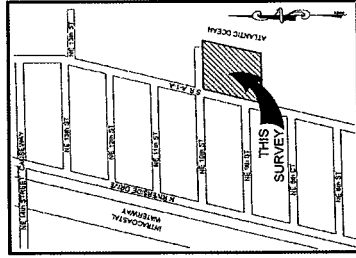


900 N OCEAN BOULEVARD

A PORTION OF THE NORTH THREE HUNDRED (300.00) FEET, OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST AND A PORTION OF THE NORTH THREE HUNDRED (300.00) FEET OF THE N.W. 1/4 (NORTHWEST ONE-QUARTER) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 43 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK PAGE
SHEET 1 OF 3



LOCATION SKETCH
NOT TO SCALE

DESCRIPTION: (SEE SHEET 2 OF 3)

DEDICATION:

STATE OF FLORIDA, } SS KNOW ALL MEN BY THESE PRESENTS THAT COUNTY OF BROWARD, } AS OWNERS OF THE LANDS SHOWN HEREON, LIMITED LIABILITY COMPANY, } AS OWNERS OF THE LANDS SHOWN HEREON, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS 900 N OCEAN BOULEVARD, DO HEREBY DEDICATE THE FOLLOWING:

THE ADDITIONAL RIGHT-OF-WAY PARCEL "B" AS SHOWN HEREON, ADJACENT TO NORTH OCEAN BOULEVARD (STATE ROAD NO. A-1-A) IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

PARCEL "C" AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS 21st DAY OF September, 2021.

WITNESS: *[Signature]*
PRINT NAME: *[Name]*
BY: *[Signature]*
NICK PEREZ
(VICE PRESIDENT)

ACKNOWLEDGEMENT:

STATE OF FLORIDA, } SS BEFORE ME PERSONALLY APPEARED COUNTY OF BROWARD, } NICK PEREZ, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF LIMITED LIABILITY COMPANY, } AS OWNERS OF THE LANDS SHOWN HEREON, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS 900 N OCEAN BOULEVARD, DO HEREBY DEDICATE THE FOLLOWING:

THE ADDITIONAL RIGHT-OF-WAY PARCEL "B" AS SHOWN HEREON, ADJACENT TO NORTH OCEAN BOULEVARD (STATE ROAD NO. A-1-A) IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

PARCEL "C" AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS 21st DAY OF September, 2021.

MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC:
PRINT NAME: *[Name]*

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 A.D. 2021, THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST:
CITY CLERK
ASCELETA HAMMOND

BY: *[Signature]*
CITY MAYOR
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. 2021.

BY: *[Signature]*
PLANNING AND ZONING BOARD
CHAIR FRED STACER

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF A.D. 2021.

BY: *[Signature]*
CITY ENGINEER
CODY SPINAKOLOS, PE

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL HAS REVIEWED AND APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY THIS DAY OF A.D. 2021.

CHAIRPERSON: *[Signature]*
DATE: *[Signature]*

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS DAY OF A.D. 2021.

BY: *[Signature]*
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 WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 52-17, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS DAY OF A.D. 2021.

MAYOR-COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: *[Signature]*
FLORIDA PROFESSIONAL SURVEYOR
DIRECTOR
REGISTRATION NO. 154030
DATE: *[Signature]*

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DIRECTOR OR DESIGNEE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED AND CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 52-17, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF MONUMENTS (F.A.M.S.) WERE SET ON SEPTEMBER 28, 2021.

KEITH & ASSOCIATES, INC. FLORIDA, DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, CERTIFICATE OF AUTHORIZATION NUMBER LB 6560.

DATE: *[Signature]*
FOR THE FIRM BY: *[Signature]*
MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
LICENSED SURVEYOR NO. 15680
STATE OF FLORIDA

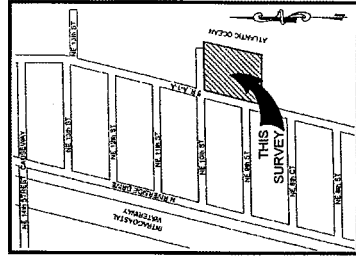
PREPARED BY: *[Signature]*
SURVEYOR: *[Signature]*
COUNTY SURVEYOR: *[Signature]*
COUNTY ENGINEER: *[Signature]*
COUNTY COMMISSION: *[Signature]*
CITY ENGINEER: *[Signature]*
CITY COMMISSION: *[Signature]*
CITY CLERK: *[Signature]*
CITY MAYOR: *[Signature]*
PLANNING AND ZONING BOARD: *[Signature]*
CHAIR FRED STACER

PRH 900 NORTH OCEAN, LLC

KEITH & ASSOCIATES, INC.
301 EAS' ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
EMAIL: mkeith@keithinc.com LB NO. 6560
017-NP-21

900 N OCEAN BOULEVARD

A PORTION OF THE NORTH THREE HUNDRED (300.00) FEET, OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST AND A PORTION OF THE NORTH THREE HUNDRED (300.00) FEET OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 43 EAST, CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA



DESCRIPTION:

THE NORTH THREE HUNDRED (300.00) FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THAT PART OF THE NORTH 300.00 FEET OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST AND THE NORTH 300.00 FEET OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BEGINNING AT THE NORTH LINE OF THE 1980 MEAN HIGH WATER LINE AND EROSION CONTROL LINE, 331.73 FEET TO A POINT ON THE SOUTH LINE OF SAID OCEAN BOULEVARD, AS SAID PARCEL OF LAND BEING BOUNDED ON THE WEST BY THE CONTIGUOUS OF SAID STATE ROAD A-1-A AND ON THE EAST BY THE ATLANTIC OCEAN, TOGETHER WITH ALL LITORAL AND RIPARIAN RIGHTS THEREUNTO APPERTAINING.

LESS AND EXCEPT:

THAT PORTION OF THE ABOVE DESCRIBED PARCEL LYING WITHIN THE STATE ROAD A-1-A RIGHT-OF-WAY.

SAID LANDS LYING AND BEING IN THE CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 15,558 SQUARE FEET OR 3.607 ACRES MORE OR LESS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, THENCE NORTH 88°58'34" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 43 EAST, 221.23 FEET TO A POINT ON THE 1980 MEAN HIGH WATER LINE AND EROSION CONTROL LINE, 331.73 FEET TO A POINT ON THE SOUTH LINE OF SAID OCEAN BOULEVARD, AS SAID PARCEL OF LAND BEING BOUNDED ON THE WEST BY THE CONTIGUOUS OF SAID STATE ROAD A-1-A AND ON THE EAST BY THE ATLANTIC OCEAN, TOGETHER WITH ALL LITORAL AND RIPARIAN RIGHTS THEREUNTO APPERTAINING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 15,558 SQUARE FEET OR 3.607 ACRES MORE OR LESS.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBMITTED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED OR 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.

PLAT NOTES:

PLAY NOTES:
☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24"
☐ CONCRETE MONUMENT WITH ALUMINUM DISC NO. LB8860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF SOUTH
 88°58'58" WEST ALONG THE NORTH LINE OF SECTION 31, TOWNSHIP 48 SOUTH,
 RANGE 43 EAST.

[illegible]

THIS PLAT IS RESTRICTED TO 119 HIGH-RISE UNITS AND 2,500 SQUARE FEET OF COMMERCIAL USE. NO MORE THAN 50% OF THE FLOOR AREA WILL BE USED FOR RETAIL USE.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS HERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT CONVEY AN INTEREST OR ACHIEVE A CHAIN OF TITLE TO THE PROPERTY. OWNERS OF THE PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.F., USE DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND PLANNING AND DEVELOPMENT DEPARTMENT'S ZONING ORDINANCE, CHAPTER 202, F.A.C. 202.01, REGARDING HAZARDS TO AIR NAVIGATION.

AREA TABULATION TABLE:		
PARCEL NAME	SQUARE FOOTAGE	ACRESAGE
PARCEL "A"	117,007	2.686
PARCEL "B"	6,077	0.140
PARCEL "C"	10,512	0.241
TOTAL	133,596	3.067

LEGEND:

BROWARD COUNTY RECORDS
COASTAL CONSTRUCTION CONTROL LINE
ENGINEERING
FLORIDA DEPARTMENT OF TRANSPORTATION
FOUND
FLORIDA POWER & LIGHT COMPANY
FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER
SERVICES CERTIFICATE OF AUTHORIZATION LICENSED
BUSINESS PERSONAL BOOT
BUSINESS PERSONAL BOOT

M.C.B.
 MISCELLANEOUS MAT. BOOK
 NO.
 NUMBER
 O.R.B.
 OFFICIAL RECORDS BOOK
 P.B.
 PLAT BOOK

PG. _____
PRM _____
PAGE _____
PERMANENT REFERENCE MONUMENT
SECTION CORNER

SECURITY GUARDIAN

QUARTER SECTION CORNER

NON VEHICULAR ACCESS LINE

THE UNIVERSITY OF CHICAGO

—

PREPARED BY:

✓ KEITH

DALE
301 EAST ATLANTIC BOULEVARD
POMPAHO BEACH, FLORIDA 33060-6844

SCALE 1" = 24'

(954) 788-3400
EMAIL: mail@KEITHHeam.com LB NO. 689
017-MP-2

[illegible]

PREPARED BY:


KEITH'S

301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6844
(954) 788-3400

017-MP-2

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

