

"SURGEON COLLISION"

A SUBDIVISION OF A PORTION OF THE LAND LYING IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF GOVERNMENT LOT 4, SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
AUGUST, 2018

INSTR # 116685168, Plats 183/417

Page 1 of 2

Recorded 08/24/2020 at 09:03 AM

PLAT BOOK 183 PAGE 417
SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION:

A PORTION OF THE LAND LYING IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF GOVERNMENT LOT 4, SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF ANDREWS AVENUE EXTENSION, ITEM/SEGMENT NO. 2307241, SECTION 86000-2590 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST ONE-QUARTER (W 1/4) CORNER OF SAID SECTION 2; THENCE NORTH 02°50'19" WEST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2, (BEARINGS BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT NO. 86000-2590. THIS RIGHT OF WAY MAP IS SUPPORTED BY A RIGHT OF WAY CONTROL SURVEY DATED JANUARY 11, 2000, PREPARED UNDER THE RESPONSIBLE CHARGE OF ERIC WILHELM, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER'S NUMBER 5872. CERTIFIED COPIES OF THIS SURVEY ARE FILED AND ON RECORD IN THE DISTRICT 4 OFFICE IN FORT LAUDERDALE, THE WEST LINE OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST BEARS S 02°50'19" E AND ALL OTHER BEARING ARE RELATIVE THERETO), A DISTANCE OF 3,537.04 FEET (3,536.52 FEET PER DEED RECORDED IN INSTRUMENT NUMBER 114486315 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA); THENCE NORTH 87°09'41" EAST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 37.04 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CSX TRANSPORTATION INC. PER OFFICIAL RECORDS BOOK 17290, PAGE 887 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 89°17'50" EAST, A DISTANCE OF 203.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID ANDREWS AVENUE EXTENSION; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2,028.00 FEET AND A CENTRAL ANGLE OF 03°49'32" AND A CHORD BEARING OF SOUTH 12°42'57" EAST, A DISTANCE OF 135.41 FEET TO A NON-TANGENT LINE; THENCE ALONG NON-TANGENT LINE SOUTH 04°46'02" WEST, A DISTANCE OF 24.82 FEET; THENCE LEAVING SAID WESTERLY EXISTING RIGHT OF WAY LINE OF SAID ANDREWS AVENUE EXTENSION, SOUTH 88°42'30" WEST, A DISTANCE OF 223.72 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF CSX TRANSPORTATION INC.; THENCE ALONG EAST RIGHT OF WAY LINE NORTH 02°45'16" WEST, A DISTANCE OF 159.53 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 34,445 SQUARE FEET (0.7907 ACRES), MORE OR LESS.

DEDICATION:

STATE OF FLORIDA
COUNTY OF Broward S.S.

KNOW ALL MEN BY THESE PRESENTS: THAT CUNHA PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "SURGEON COLLISION".

IN WITNESS WHEREOF: CUNHA PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS COMPANY NAME BY EDVAR CUNHA, MANAGER, IN THE PRESENCE OF THESE TWO WITNESSES, THIS 17th DAY OF January, A.D. 2019.

WITNESSES:

WITNESS: [Signature]
PRINT NAME: Elizabeth Tsouroukian
WITNESS: [Signature]
PRINT NAME: Jane Storms

CUNHA PROPERTIES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature]
PRINT NAME: EDVAR CUNHA
TITLE: MANAGER

ACKNOWLEDGMENT:

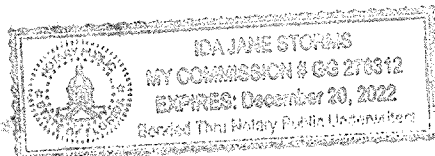
STATE OF FLORIDA
COUNTY OF Broward S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, EDVAR CUNHA, MANAGER OF CUNHA PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 17th DAY OF January, A.D. 2019.
COMMISSION # GG-276312

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: December 20, 2022 PRINT NAME: Ida Jane Storms

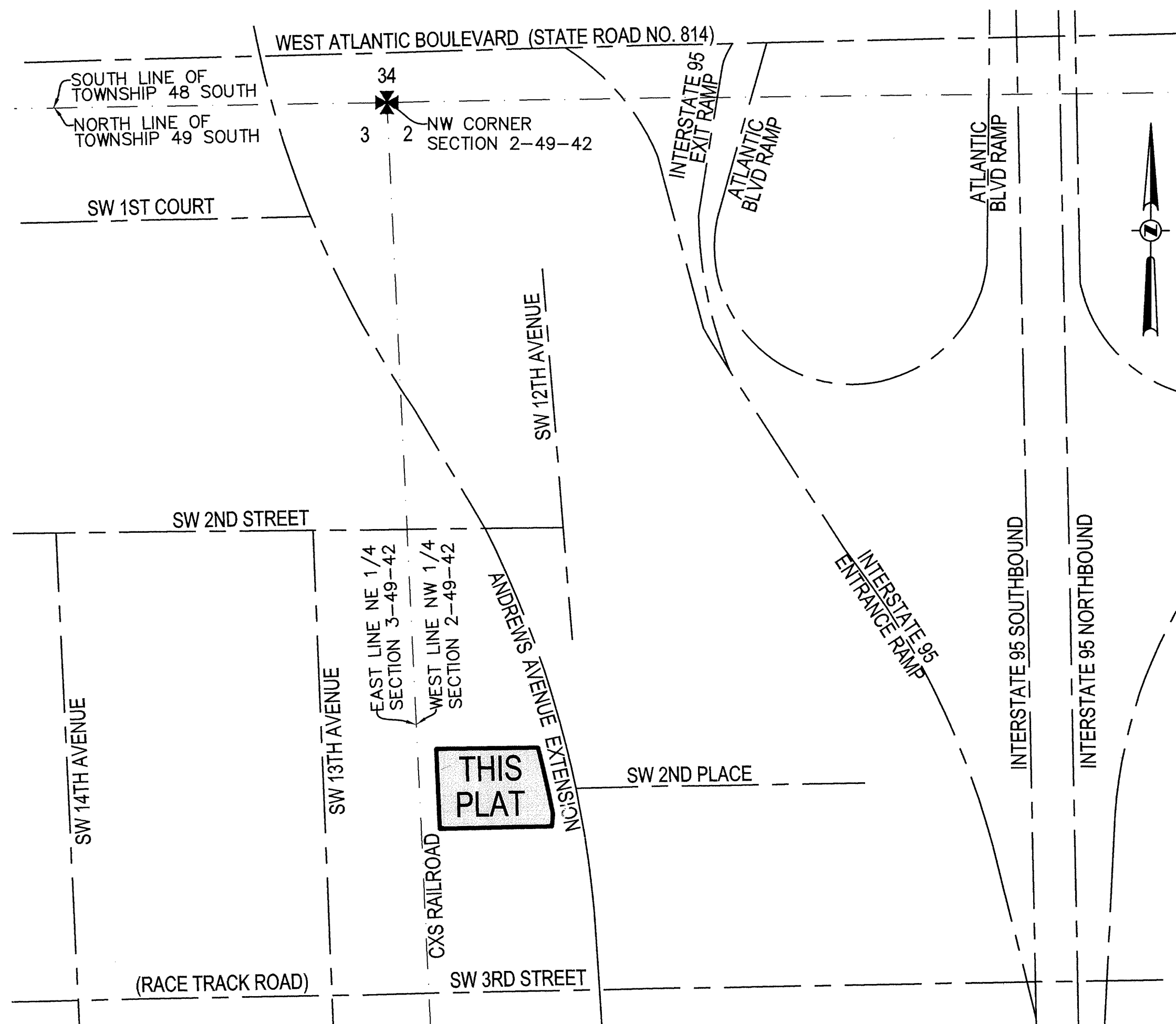


SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH ALL OF THE APPLICABLE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

Beth Burns
BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

JANUARY 16, 2019
DATE



LOCATION MAP
A PORTION OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST
NOT TO SCALE

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS 19th DAY OF December, A.D. 2018.

BY: [Signature]
FRED STAGER, CHAIRPERSON

DATE: 2-28-19

CITY COMMISSION:

STATE OF FLORIDA SS
COUNTY OF BROWARD

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA IN AND BY RESOLUTION NO. 2019-121, ADOPTED BY SAID CITY COMMISSION THIS 26th DAY OF February, A.D. 2019.

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: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS 18th DAY OF March, A.D. 2019.

BY: [Signature]
ASCELETA HAMMOND
CITY CLERK

BY: [Signature]
REX HARDIN
CITY MAYOR

CITY ENGINEERING DEPARTMENT:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 8 DAY OF MARCH, A.D. 2019.

BY: [Signature]
JOHN SFIROPOULOS, P.E.
CITY ENGINEER

DATE: 3/8/2019

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 7th DAY OF August, A.D. 2019.

BY: [Signature]
DIRECTOR/DESIGNEE

PZ24-12000017

07/02/2025

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 6 DAY OF December, A.D. 2018.

BY: [Signature]
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 18 DAY OF August, A.D. 2020.

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 WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 11th DAY OF JUNE, A.D. 2019.

BY: [Signature]
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

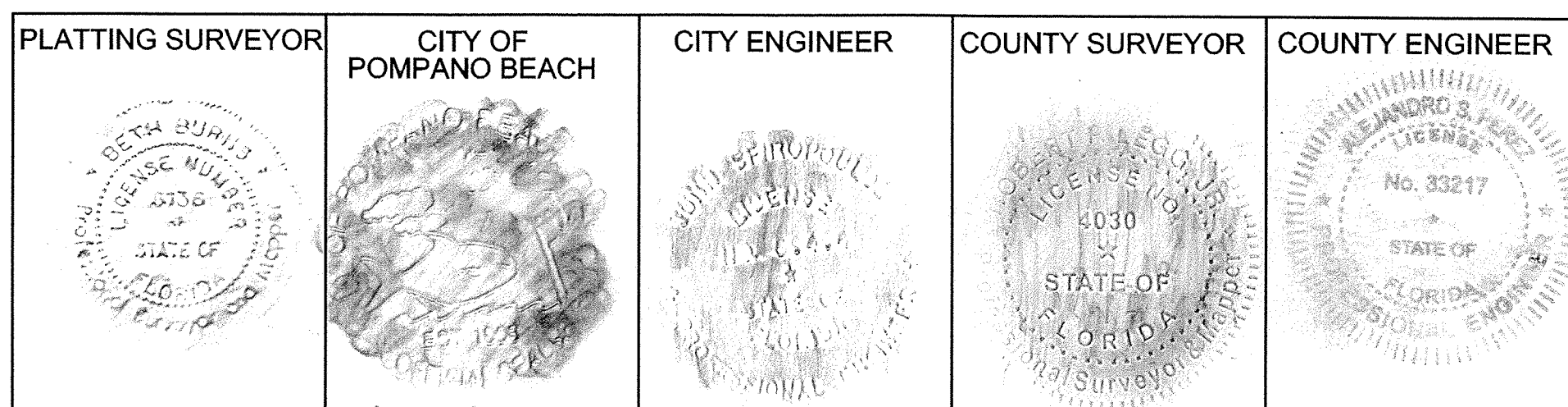
BY: [Signature]
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS4030

DATE: 7/31/2020

BY: [Signature]
ALEJANDRO S. PEREZ
ACTING COUNTY ENGINEER
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 33217

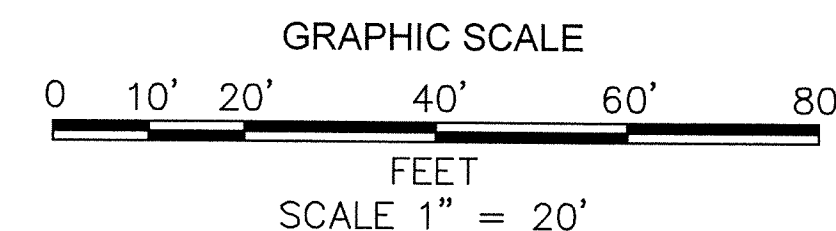
DATE: 7/31/2020

PLANNING FILE NO: 037-MP-18



A SUBDIVISION OF A PORTION OF THE LAND LYING IN THE SOUTHWEST ONE-QUARTER
(SW 1/4) OF GOVERNMENT LOT 4, SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
AUGUST, 2018



- | | |
|----------|----------------------------------------------------|
| P.R.M. ☐ | NOTES: PERMANENT REFERENCE MONUMENTS (SET |
| PRM | 4"X4"X24" CONCRETE MONUMENT WITH 1.3" BRASS DISK |
| | STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED) |
| P.C.P. ● | NOTES: PERMANENT CONTROL POINT (MAG NAIL WITH |
| PCP | 1.3" BRASS DISC STAMPED "PCP LB3870" UNLESS |
| | OTHERWISE NOTED) |
| FPL | NOTES: FLORIDA POWER & LIGHT COMPANY |
| O.R.B. | NOTES: OFFICIAL RECORD BOOK |
| --- | NOTES: NON-VEHICULAR ACCESS LINE |
| ✚ | NOTES: SECTION CORNER |
| ☐ | NOTES: CENTERLINE |
| R= | NOTES: RADIUS |
| A= | NOTES: ARC LENGTH |
| CA= | NOTES: CENTRAL ANGLE |
| CB= | NOTES: CHORD BEARING |
| CD= | NOTES: CHORD DISTANCE |
| R/W | NOTES: RIGHT-OF-WAY |
| PG | NOTES: PAGE |
| P.B. | NOTES: PLAT BOOK |
| ⬢ | NOTES: QUARTER SECTION CORNER |
| 2-49-42 | NOTES: SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST |
| (C) | NOTES: CALCULATED DATA |
| (M) | NOTES: FIELD MEASURED DATA |
| O.R.B. | NOTES: OFFICIAL RECORDS BOOK |
| LB | NOTES: LICENSED BUSINESS |
| C.S.X. | NOTES: CHESSEE-SEABOARD MERGER |
| (M) | NOTES: FIELD MEASURED DIMENSION |

1) THIS PLAT IS RESTRICTED TO 11,000 SQUARE FEET OF INDUSTRIAL 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.

- 2) THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED MERIDIAN FOR THE EAST RIGHT-OF-WAY LINE OF THE C.X.S. RAILROAD BEARING N02°45'16"W.

- 3A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JUNE 11, 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

- B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED JUNE 11, 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 DEVELOPMENT 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.

- 4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR 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 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.

- 5) THE FOLLOWING NOTE IS REQUIRED BY THE CITY OF POMPANO BEACH, "ALL FACILITIES FOR THE DISTRIBUTION OF UTILITIES OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

- 6) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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 THE CITY AND THIS COUNTY.

