

FIRST 95 DISTRIBUTION CENTER, PHASE II INSTR #117440319

Plats 183/474

PLAT BOOK 183 PAGE 476

SHEET 3 OF 4

A RE-PLAT OF A PORTION OF PARCEL "A", AND ALL OF PARCELS "B", "C", "D", AND "E",
BUDGET PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 173, PAGE 56 OF
THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF THE NORTHEAST
ONE-QUARTER (N.E. 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPAÑO BEACH, 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 THIS COUNTY.

PLAT NOTES:

INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED KEITH PRM LB6860 (UNLESS NOTED OTHERWISE).

BEARING SHOWN HEREON IN PARENTHESES (N00°00'00"E) ARE FROM THE BUDGET PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGES 56 & 57, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING NORTH 01°26'36" 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.

THIS PLAT IS RESTRICTED TO DRAINAGE ON PARCEL A AND 500,000 SQUARE FEET OF INDUSTRIAL USE ON PARCEL B.

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 2.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

THIS PLAT IS SUBJECT TO EASEMENT RECORDED IN INSTRUMENT #116807364, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AREA TABULATION TABLE:

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	29,553	0.678
PARCEL "B"	814,434	18.697
TOTAL	843,987	19.375

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
(D)	PER RECORD DEEDS
D.B.	DEED BOOK
(F)	FIELD MEASUREMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
F.E.C.	FLORIDA EAST COAST
FND.	FOUND
FP&L	FLORIDA POWER & LIGHT
LB	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
PGS.	PAGES
PRM	PERMANENT REFERENCE MONUMENT
	LIMITED ACCESS LINE
	CENTERLINE
	SECTION CORNER
	QUARTER CORNER

PREPARED BY:

KEITH

3000 EAST STATE BOULEVARD
DUMFRIES, FLORIDA 33060-6643
(954) 886-4040 FAX (954) 788-3500
EMAIL: mail@KEITHTEAM.com LB NO. 6860

014-MP-20

PZ25-12000030

10/01/2025

