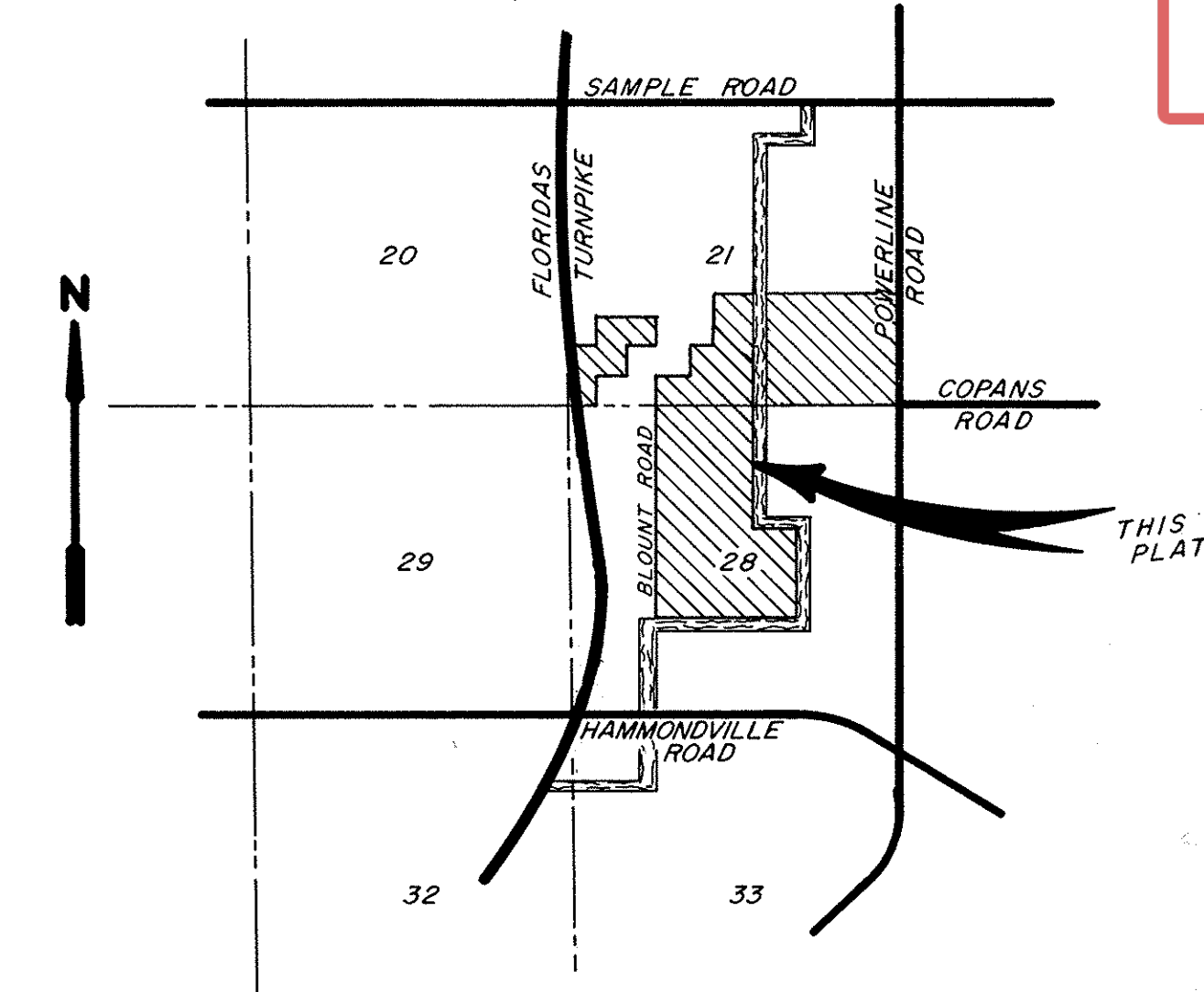


BROWARD COUNTY PLAT NO. 1

A PLAT OF A PORTION OF SECTIONS 21 & 28, T. 48 S., R. 42 E. BROWARD COUNTY, FLORIDA

THIS PLAT HAS BEEN AMENDED
SECTION BOOK 23986 PG 267

LOCATION SKETCH (N.T.S.)



DESCRIPTION

A portion of Sections 21 and 28, Township 48 South, Range 42 East, Broward County Florida, being more particularly described as follows;

The South one-half (S 1/2) of the Southeast one-quarter (S.E. 1/4) of the Northwest one-quarter (N.W. 1/4) of the Southwest one-quarter (S.W. 1/4), and all that portion of the West one-half (W 1/2) of the Southwest one-quarter (S.W. 1/4) of the Southwest one-quarter (S.W. 1/4) lying East of the Easterly Right of Way line of Floridas Turnpike, less the South 50.00 feet thereof, and the West one-half (W 1/2) of the Northeast one-quarter (N.E. 1/4) of the Southwest one-quarter (S.W. 1/4) of the Southwest one-quarter (S.W. 1/4), and the Southwest one-quarter (S.W. 1/4) of the Southeast one-quarter (S.E. 1/4) of the Southwest one-quarter, and the East one-half of the Southeast one-quarter (S.E. 1/4) of the Southwest one-quarter (S.W. 1/4), and the West one-half (W 1/2) of the Southeast one-quarter (S.W. 1/4) of the Southeast one-quarter (S.E. 1/4), less the South 50.00 feet thereof and the East 50.00 feet thereof, and the Southeast 1/4, of the Southeast 1/4, less the East 33.00 feet, and the South 40.00 feet thereof, and the East 1/2 of the Southwest 1/4 of the Southeast 1/4, less the South 40.00 feet thereof, and the South 1/2 of the Northeast 1/4 of the Southeast 1/4, less the North 50.00 feet and the East 33.00 feet thereof, and the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4, less the North 50.00 feet thereof, and the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4, all in said Section 21, Township 48 South, Range 42 East, together with the Northeast 1/4 of the Northwest 1/4, less the North 50.00 feet and the West 30.00 feet thereof, and the Southeast 1/4 of the Northwest 1/4, less the West 30.00 feet thereof, and the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4, less the West 30.00 feet and the South 100.00 feet thereof, and the Northwest 1/4 of the Southeast 1/4, less the South 100.00 feet and the East 100.00 feet thereof and also less and except that external area of a 150.00 foot radius lying between the tangents and lying in the Southeast corner of the said Northwest 1/4 of the Southeast 1/4, and the South 1/2 of the Southwest 1/4 of the Northeast 1/4, less the North 100.00 feet of the East 1/2 of the said South 1/2 of the Southwest 1/4 of the Northeast 1/4, and also less the East 100.00 feet thereof, also less and except that external area of a 150.00 foot radius lying between the tangents and lying in the Northeast corner of the said South 1/2 of the Southwest 1/4 of the Northeast 1/4, and the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4, less the East 50.00 feet thereof, and the West 1/2 of the Northwest 1/4 of the Northeast 1/4, less the North 50.00 feet and the East 50.00 feet thereof, all in Section 28, Township 48 South, Range 42 East.

Said lands situate in Broward County, Florida.

Containing 359.9603 acres, more or less.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA ss I hereby certify that this plat is a true and correct representation of the lands recently surveyed and platted under my responsible direction and supervision and that the survey data shown complies with the applicable requirements of CHAPTER 177, FLORIDA STATUTES, A.D. 1971, and the minimum requirements established by the FLORIDA SOCIETY OF PROFESSIONAL LAND SURVEYORS and further that the PERMANENT REFERENCE MONUMENTS have been set where indicated. Benchmarks shown are based on the NATIONAL OCEAN SURVEY DATUM, benchmarks number E-235, and certified to meet N.O.S. third order accuracy. Dated at Deerfield Beach this 12 day of MAY A.D. 1980.

CAULFIELD, NASH and ASSOCIATES, Inc.

JAMES F. NASH
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA #2264

PREPARED BY:

CAULFIELD, NASH and ASSOCIATES, Inc.

2501 WEST HILLSBORO BLVD.
DEERFIELD BEACH, FLORIDA

LAND SURVEYORS — ENGINEERS

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the BROWARD COUNTY PLANNING COUNCIL approved this plat with regard to dedication of rights-of-way by resolution duly adopted this 1st day of JANUARY A.D. 1980.

BY Nick E. Grossman, III, this 2nd day of May A.D. 1980.

BROWARD COUNTY CENTRAL SERVICES DEPARTMENT

ARCHIVES AND MINUTES DIVISION

THIS IS TO CERTIFY: That this plat complies with the provisions of an "ACT TO REGULATE THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE STATE OF FLORIDA" approved by the GOVERNOR, June 27, 1971. This plat accepted and approved for record by the BOARD OF COUNTY COMMISSIONERS, of Broward County, Florida, this 12 day of AUGUST A.D. 1980

GRAHAM W. WATT, County Administrator
By Howard C. Forman, Chairman - County Commission

By Margaret C. Hartens, Deputy

BROWARD COUNTY ENGINEERING DIVISION

This plat is approved and accepted for record.

BY: Henry P. Cook, 12-28-80
HENRY P. COOK
DIRECTOR
FLORIDA P.E. REG. 12506

BY: Bruce S. Staskiewski, 9-17-80
BRUCE S. STASKIEWSKI
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA #2942

BROWARD COUNTY FINANCE DEPARTMENT — RECORDING DIVISION

This plat filed for record this 4th day of November A.D. 1980, "RECORD VERIFIED"

GRAHAM W. WATT — COUNTY ADMINISTRATOR
Recorded in Plat Book 107, Page 47
BY: Margaret M. Hall, DEPUTY

BROWARD COUNTY OFFICE OF PLANNING

This plat is hereby approved and accepted for record this 30th day of JUNE A.D. 1980.

By: [Signature]
Director

DEDICATION

STATE OF FLORIDA ss KNOW ALL MEN BY THESE PRESENTS that COUNTY OF BROWARD ss THE COUNTY OF BROWARD, a political subdivision of the STATE OF FLORIDA, owner of the lands described and shown hereon, has caused said lands to be surveyed and platted as shown hereon, said plat to be known as "BROWARD COUNTY PLAT NO. 1," all thoroughfares and main outfall canal R/W shown as included in this plat are hereby dedicated to the public for proper purposes IN WITNESS WHEREOF, THE COUNTY OF BROWARD, has caused these presents to be signed by its CHAIRMAN, attested by its VICE-CHAIRMAN and its corporate seal to be affixed hereto by and with the authority of the County Commission this 12th day of AUGUST A.D. 1980.

WITNESS: Phyllis J. Flanagan
AS TO BOTH

Howard C. Forman
HOWARD C. FORMAN - CHAIRMAN

WITNESS: Fran Gross
AS TO BOTH

Fran Gross
FRAN GROSS - VICE-CHAIRMAN

ACKNOWLEDGEMENT

STATE OF FLORIDA ss I HEREBY CERTIFY: That on this day personally COUNTY OF BROWARD ss appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, HOWARD C. FORMAN and FRAN GROSS, Chairman and Vice-Chairman respectively of THE COUNTY OF BROWARD, and they acknowledged to me the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official seal in the County of Broward, State of Florida, this 3rd day of November A.D. 1980

Phyllis Jean Flanagan, NOTARY PUBLIC, STATE OF FLORIDA.
My Commission Expires 26th day of Sept. A.D. 1984

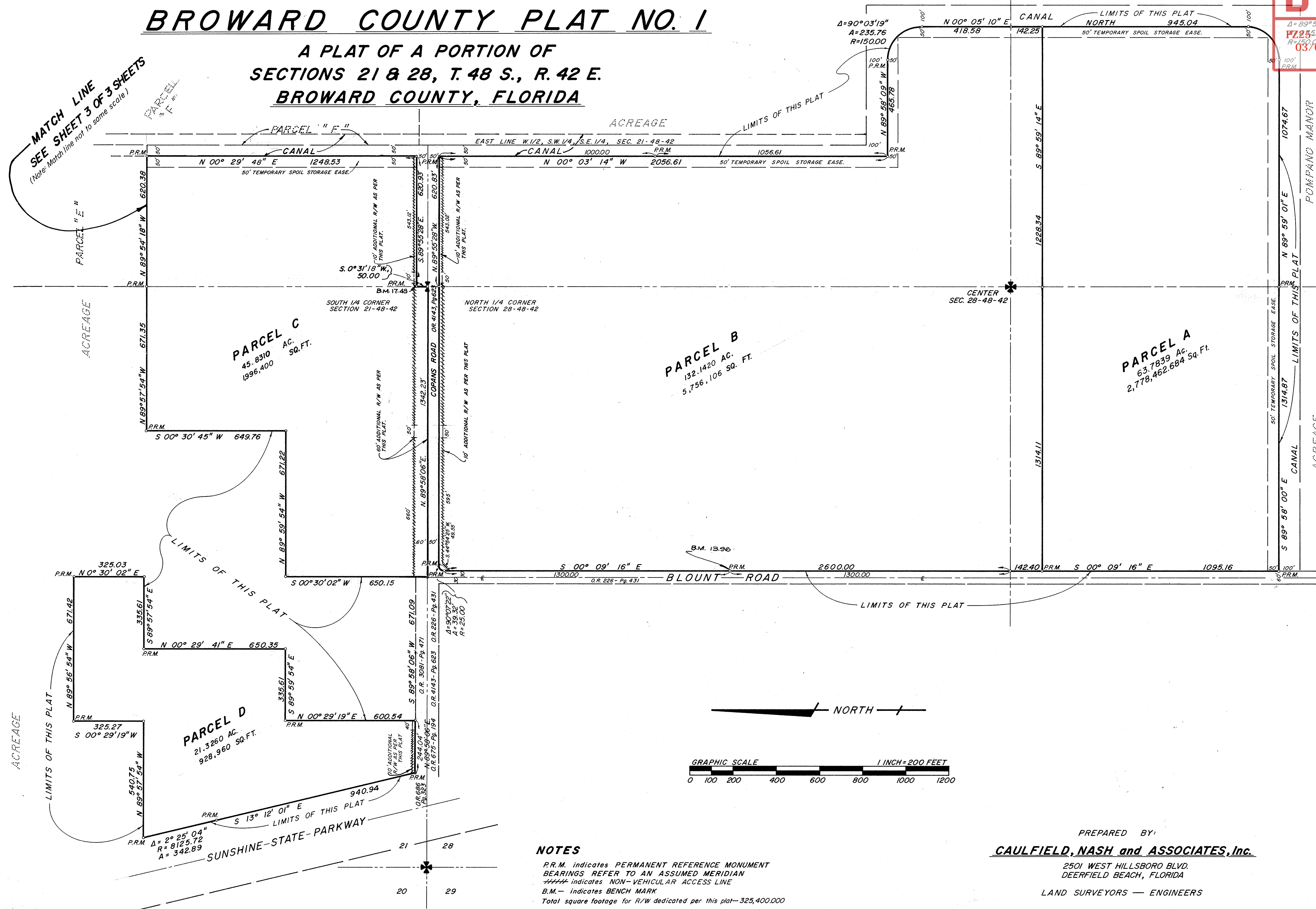
SCHOOL IMPACT FEE - ORDINANCE 79-1

This plat is exempted from compliance with ordinance 79-1. It is approved for non-residential use.

BY: [Signature]
Director of Broward County
Office of Planning. DATE 6/30/80

BROWARD COUNTY PLAT NO. 1

***A PLAT OF A PORTION OF
SECTIONS 21 & 28, T. 48 S., R. 42 E.
BROWARD COUNTY, FLORIDA***



PREPARED BY:
CAULFIELD, NASH and ASSOCIATES, Inc.

2501 WEST HILLSBORO BLVD.
DEERFIELD BEACH, FLORIDA

LAND SURVEYORS — ENGINEERS

DRC

PZ25-12000042
12/17/2025

PREPARED BY:

CAULFIELD, NASH and ASSOCIATES, Inc.

2501 WEST HILLSBORO BLVD.
DEERFIELD BEACH, FLORIDA

LAND SURVEYORS — ENGINEERS

BROWARD COUNTY PLAT NO. 1

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SECTION 21&28 T.48 S. R.42 E.
BROWARD COUNTY, FLORIDA

PLAT BOOK 107 PAGE

SHEET 3 OF 3 SHEETS



DRC

PZ25-12000042
03/04/2026

ACREAGE

670.10 S 89°53'43" E 620.10

50.00 S 0°29'48" W

LIMITS OF THIS PLAT

S 89°53'43" E

1977.33

1800.81

POMPANO INDUSTRIAL PARK PB.102/5

100' CANAL R/W PER O.R. 5332/164

NORTH LINE S.1/2, N.1/2, S.E. 1/4, SEC. 21

50' CANAL & ROAD RIGHT-OF-WAY PER O.R. BOOK 923/404

ACREAGE

LIMITS OF THIS PLAT

N 0°31'18" E

PARCEL "E"
9.2516 ACRES
403001.000 SQ. FT.

620.38 SOUTH LINE S.W.1/4, N.W.1/4, S.E. 1/4, SEC. 21
670.38 N 89°54'18" W

MATCH LINE - SEE SHEET 2 OF 3 SHEETS
(NOTE: MATCH LINE NOT TO SAME SCALE)

PARCEL "C"

NOTES:

P.R.M. INDICATES PERMANENT REFERENCE MONUMENTS.

B.M. ELEV. INDICATES BENCH MARK ELEVATION

- INDICATES NON-VEHICULAR ACCESS LINE

TOTAL SQUARE FOOTAGE FOR R/W DEDICATED PER THIS PLAT — 325,400.000

PARCEL "F"
77.2724 ACRES
3,365.985 SQ. FT.

EAST LINE OF SECTION 21-48-42.

S.E. CORNER OF SECTION 21-48-42.

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