

**DRC**  
PZ25-12000042  
12/17/2025  
116905273

PLAT BOOK 180  
**DRC**  
PAGE 14  
SHEET 1 OF 10  
PZ25-12000042  
03/04/2026

Description:

Parcels 17 through 22 and Parcels 24 and L-4, together with that portion of the right of way for Northwest 26 Street and Northwest 27 Avenue adjoining Parcels 17, 18, 19 and 20, "ALPHA 250", according to the plat thereof as recorded in Plat Book 156, page 26 of the Public Records of Broward County, Florida, together with portions of the Northwest one-quarter (NW 1/4) and the Southwest one-quarter (SW 1/4) of Section 21, Township 48 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

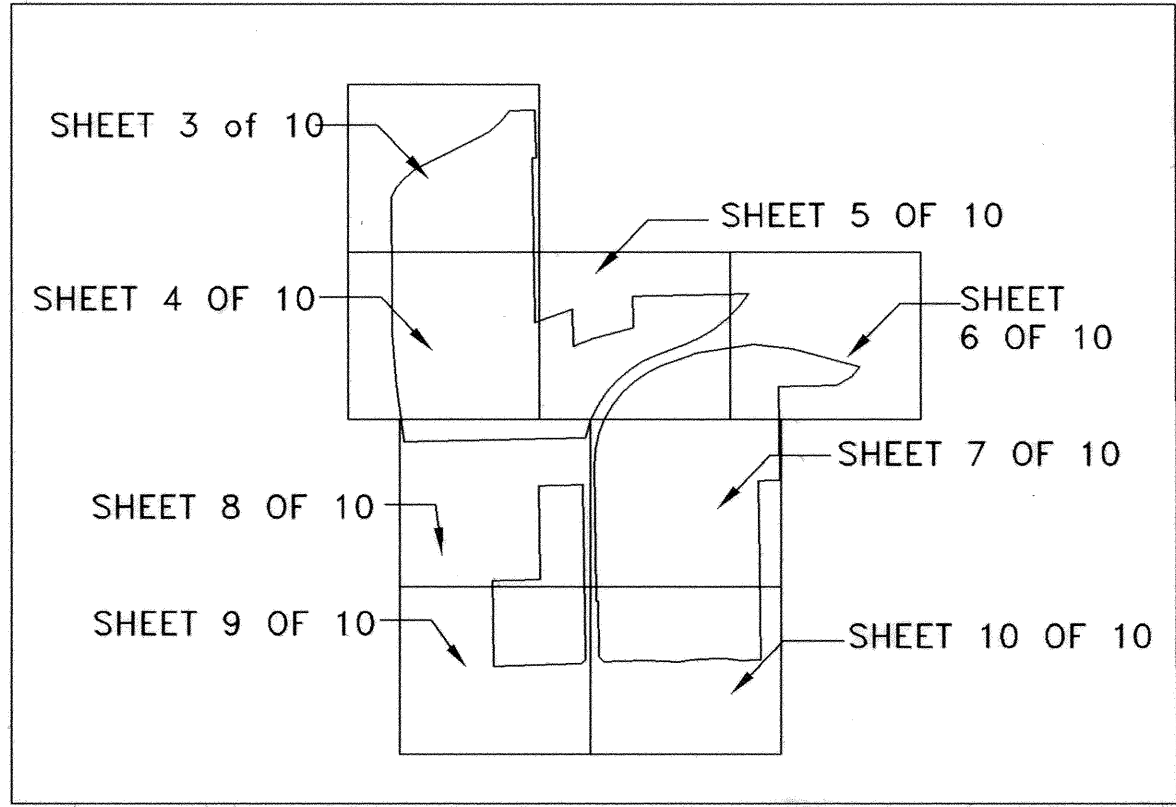
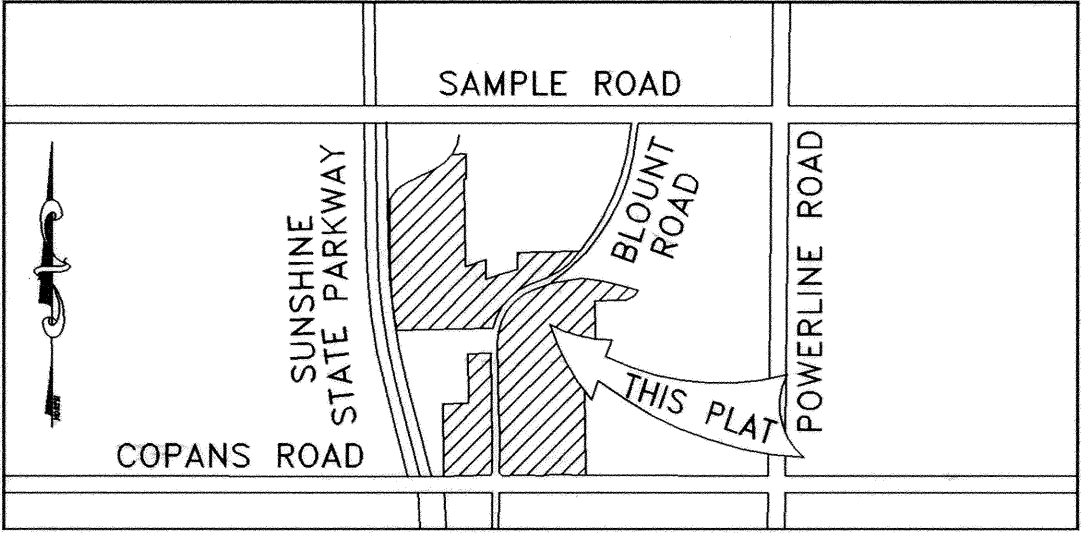
BEGIN at the Western most Northwest corner of said Parcel 22, ALPHA 250, said point bears South 83°36'15" West from the radius point of the next described curve; Thence northerly along a circular curve to the right having a radius of 7,489.45 feet, a central angle of 02°45'19", for an arc distance of 360.16 feet to the westerly line of said Section 21; Thence North 00°49'28" West, along said westerly line, 230.54 feet to the West one-quarter corner of said Section 21; Thence North 00°21'12" West, along the Westerly line of said Section 21, a distance of 722.65 feet to a point on a non-tangent curve, said point bears South 63°12'51" East to the radius point of the next described curve, said point also being on the easterly right of way line of the Sunshine State Parkway a variable width right of way; Thence Northeasterly, along a circular curve to the right, having a radius of 500.00 feet, a central angle of 37°25'59", for an arc distance of 326.67 feet; Thence North 64°13'08" East, 411.03 feet to a point of curvature; Thence Northeasterly, along a circular curve to the left, having a radius of 566.00 feet, a central angle of 30°17'27", for an arc distance of 299.23 feet to the Southwest corner of Tract G, POMPANO INDUSTRIAL PARK THIRD ADDITION, as recorded in Plat Book 111, on page 33, of the Public Records of Broward County, Florida; Thence North 88°42'57" East, along the South line of said Parcel G, 112.37 feet; Thence South 00°49'28" East, 1,778.76 feet to a point on the North line of Parcel 22 of said ALPHA 250; Thence North 68°40'00" East, along the northerly line of said Parcel 22, 68.01 feet; Thence North 62°26'00" East, 215.00 feet; Thence North 69°11'00" East, continue along said northerly line, 199.98 feet; Thence North 74°46'27" East, continue along said northerly line, 294.43 feet; Thence North 00°48'21" West, 218.35 feet to the Northeast corner of the West one-half (W1/2), of the Northwest one-quarter (NW1/4), of the Northeast one-quarter (NE1/4), of the Southwest one-quarter (SW1/4) of said Section 21 and the Southwest corner of Parcel B, ROCK LAKE PLAT, as recorded in Plat Book 172, on page 129, of the Public Records of Broward County, Florida; Thence North 88°48'32" East, along the Southerly line of said ROCK LAKE, 808.04 feet to a point on a non-tangent curve, said point bears North 56°24'22" West to the radius point of the next described curve and the westerly right of way line of Blount Road a 84.00 foot right of way pursuant to said ALPHA 250, the last six mentioned courses being coincident in part with the northerly line of said Parcel 22; Thence Southwesterly, along a circular curve to the right, having a radius of 912.93 feet, a central angle of 36°02'25", for an arc distance of 574.25 feet to a point of tangency; Thence South 69°38'03" West, 201.56 feet to a point of curvature; Thence Southwesterly, along a circular curve to the left, having a radius of 805.94 feet, a central angle of 56°56'49", for an arc distance of 801.03 feet to the Southeast corner of said Parcel 22, ALPHA 250, the last three mentioned courses being coincident in part with the westerly right of way line for Blount Road; Thence South 88°45'08" West, along the southerly line of said Parcel 22, a distance of 1,260.24 feet to a point on a non-tangent curve, said point bears North 80°37'25" East to the radius point of the next described curve, said point also being on said easterly right of way line of the Sunshine State Parkway; Thence northerly along a circular curve to the right and along said easterly right of way line, having a radius of 7,489.45 feet, a central angle of 02°58'50", for an arc distance of 389.60 feet to the POINT OF BEGINNING.

(containing 2,508,794 square feet or 57.5940 acres, more or less.)

Together with:  
BEGIN at the Southeast corner of Said Parcel 18, ALPHA 250, said point being on the northerly right of way line for Copans Road, a variable width right of way per said ALPHA 250; Thence South 88°39'29" West, along the southerly line of said Parcel 18, a distance of 141.84 feet; Thence North 84°29'57" West, 100.72 feet; Thence South 88°39'29" West, continue along said southerly line and its westerly prolongation along the southerly line of N.W. 27th Avenue as abandoned by City of Pompano Beach Ordinance 2004-49 as recorded in Official Records Book 37991, on page 1874, of the Public Records of Broward County, Florida, 318.02 feet; Thence South 43°38'58" West, 16.97 feet to the Southeast corner of said Parcel 17, ALPHA 250; Thence South 88°39'29" West, along the southerly line of said Parcel 17, a distance of 18.56 feet; Thence North 87°54'30" West, continue along said southerly line, 200.36 feet; Thence South 88°39'29" West, continue along said southerly line, 300.00 feet the last seven mentioned courses being coincident in part with the northerly right of way line of said Copans Road; Thence North 46°03'55" West, 49.72 feet to the easterly right of way line for Blount Road, a right of way per said ALPHA 250; Thence North 00°48'51" West, along said easterly right of way line, 382.18 feet; Thence South 89°11'09" West, 12.00 feet; Thence continue along said easterly right of way line, North 00°48'51" West 208.02 feet; Thence North 44°11'09" East 49.50 feet; Thence North 00°48'51" West, 60.00 feet along the westerly line of N.W. 26th Street as abandoned by City of Pompano Beach Ordinance 2004-49 as recorded in Official Records Book 37991, on page 1874, of the Public Records of Broward County, Florida; Thence North 45°48'51" West, 49.50 feet to the easterly right of way line for Blount Road; Thence North 00°48'51" West, along said easterly line, 609.54 feet to a point of curvature; Thence Northeasterly, along a circular curve to the right, having a radius of 721.94 feet, a central angle of 70°26'54", for an arc distance of 887.67 feet to a point of tangency; Thence North 69°38'03" East, 64.41 feet; Thence North 76°28'37" East, along the easterly right of way for Blount pursuant to Official Records Book 42904, on page 840 (Exhibit C), 100.72 feet; Thence north 69°38'03" East, 37.15 feet to a point of curvature; Thence Northeasterly, along a circular curve to the left, having a radius of 1,008.93 feet, a central angle of 05°04'35", for an arc distance of 89.39 feet, the last ten mentioned courses being coincident in part with the easterly right of way line for Blount Road; Thence North 81°09'52" East, 364.57 feet; Thence South 83°26'38" East, 276.00 feet; Thence South 74°54'14" East, 278.12 feet;

# ALPHA 250 NORTH

A REPLAT OF PARCELS 17, 18, 19, 20, 21, 22, 24 AND L-4, TOGETHER WITH PORTIONS OF ABANDONED N.W. 26 STREET AND N.W. 27 AVENUE, ALPHA 250" (PLAT BOOK 156, PAGE 26, B.C.R.) TOGETHER WITH PORTIONS OF SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA JANUARY, 2008



Thence South 74°59'23" East, 203.04 feet, the last four mentioned courses being coincident with the Northerly line of said Parcel 21; Thence South 37°53'53" West, 86.00 feet; Thence South 59°42'37" West, 123.84 feet; Thence South 88°47'57" West, 404.15 feet; Thence South 00°46'50" East, 649.49 feet; Thence South 88°47'22" West, 150.17 feet; Thence South 00°47'19" East, 1,239.32 feet to the POINT OF BEGINNING, the last six mentioned courses being coincident in part with the Easterly line of said ALPHA 250.

(containing 2,534,421 square feet or 58.18 acres, more or less.)

Together with:  
A portion of the Southwest one-quarter (SW1/4) of Section 21, Township 48 South, Range 42 East, being more particularly described as follows:

COMMENCE at the Southeast corner of Parcel D, BROWARD COUNTY PLAT NO. 1, as recorded in Plat Book 107, on page 47, of the Public Records of Broward County, Florida, said point being 60.00 feet northerly of the centerline of Copans Roads a variable width right of way per said BROWARD COUNTY PLAT NO. 1; Thence North 00°49'18" West, along the easterly line of said Parcel D, 15.00 feet to the POINT OF BEGINNING; Thence continue North 00°49'18" West, along said easterly line of said Parcel D, 575.54 feet; Thence North 88°41'29" East, 335.61 feet; Thence North 00°48'56" West, 426.35 feet; Thence North 88°43'29" East, 305.51 feet, to the westerly right of way line for Blount Road, a right of way per ALPHA 250, according to the plat thereof as recorded in Plat Book 156, on page 26, of the Public Records of Broward County, Florida, the last four mentioned courses being coincident with the easterly line of said Parcel D; Thence South 00°48'51" East, along the westerly right of way line for Blount Road, 986.62 feet; Thence South 43°55'11" West, 42.23 feet to the northerly right of way line for said Copans Road; Thence South 88°39'29" West, along the northerly right of way line for said Copans Road, 211.31 feet; Thence North 00°48'51" West, 15.00 feet; Thence continue along said northerly right of way line, South 88°39'29" West, 400.00 feet to the POINT OF BEGINNING.

(containing 502,225 square feet or 11.530 acres, more or less.)  
And containing a total of 5,545,440 square feet or 127.30 acres more or less.  
Said lands lying and being in the City of Pompano Beach, Broward County, Florida.

Dedication:

State of Florida } ss KNOW ALL MEN BY THESE PRESENTS that  
County of Broward } Broward County, a political subdivision of the State of Florida, Industrial Development International, a Delaware corporation, Ft. Lauderdale BTS, LLC, a North Carolina limited liability company, owners of Parcel B, as shown hereon, and Pompano Business Center, LLC a Georgia limited liability company, owners of Parcels C-1 and C-2, as shown hereon, collectively as owners of the land shown hereon, being in Section 21, Township 48 South, Range 42 East, Broward County, Florida, shown hereon as ALPHA 250 NORTH, a replat, do hereby dedicate the following:

Utility Easement, as shown hereon is hereby dedicated to the public for the installation and maintenance of utilities purposes. ( Refer to the PLAT NOTES on the following sheets for limitations on the use of this easement by cable television providers).

Drainage and Utility Easement, as shown hereon, is hereby dedicated to the public for installation and maintenance of utilities and drainage. ( Refer to the PLAT NOTES on the following sheets for limitations on the use of this easement by cable television providers).

Parcel C, as shown hereon is hereby reserved for public road storm water storage and flowage.

Parcel W, X, Y and Parcel Z, as shown hereon are hereby dedicated to the public for road purposes.

Bus Shelter Easement, as shown hereon, is here by dedicated to the public for proper purposes.

Dedication continued on Sheet 2 of 10

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 No. 2009-63 this 25th day of November, A.D., 2008. 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 impact fees have been paid or are not due.

In WITNESS WHEREOF said City Commission

Attest: May 2008  
City Clerk  
Mary L. Chambers

By: Lamar Fisher  
Mayor  
Lamar Fisher

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 11th day of December, A.D., 2008.

By: George Fivick  
Planning and Zoning Board Chair  
George Fivick

Engineering:

This plat is hereby APPROVED for record this 15th day of December, A.D., 2008.

By: Helen Gray  
City Engineer  
Helen Gray, P.E.

CFN # 110481487,  
Page1 of 10  
Recorded 01/06/2012 at 02:32 PM

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 has been ACCEPTED for record by the Board of County Commissioners of Broward County, Florida, this 10th day of March, 2009.

Attest: Bertha Henry  
County Administrator

Maureen Ruby  
Deputy  
Mayor-County Commission

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES  
DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION

This instrument was filed for record this 6th day of JANUARY, A. D., 2012 and recorded in PLAT BOOK 180 PAGE 14. Record verified.

Attest: Bertha Henry  
County Administrator

Yvonne Letourneau  
Deputy  
County Commissioner

BROWARD COUNTY ENVIRONMENTAL PROTECTION  
AND GROWTH MANAGEMENT DEPARTMENT

This plat is hereby APPROVED and ACCEPTED for record.

Dan M. Donohue 11-2-11  
Director or Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION  
AND ENGINEERING DIVISION

This plat is hereby APPROVED and ACCEPTED for record.

By: Richard Tornese By: Robert P. Legg, Jr.  
Director Florida Professional Engineer, and Mapper  
Registration No. 40263 Registration No. 4030

Date: 11/3/11 Date: 11/3/11

BROWARD COUNTY PLANNING COUNCIL

This is to certify that the Broward County Planning Council APPROVED this plat subject to its compliance with dedication of rights of way this 26th day of FEBRUARY, A.D., 2009.

By: L. Williams Date: 02/26/09  
Chairperson

This plat complies with the APPROVAL of the Broward County Planning Council on the above date and is hereby APPROVED and ACCEPTED for record this 4 day of January, A.D., 2012.

By: BBB Date: 1-4-12  
Executive 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 under my responsible direction and supervision, that the survey data shown conforms to the applicable requirements of Chapter 177, Part 1, Florida Statutes, and with the applicable sections of Chapter 61G17-6, Florida Administrative Code. The Permanent Reference Monuments (P.R.M.'s) were set on December 15, 2004. The Bench marks shown are referenced to the National Geodetic Vertical Datum of 1929 in conformity with standards adopted by the National Ocean Survey for third order control standards.

Keith & Associates, Inc. Florida Department of Business and Professional Regulation Certificate of Authorization number LB 6860.

Date: 6/15/2008 For the Firm By: A.M. Lazowick  
A.M. Lazowick  
Professional Surveyor and Mapper  
Registration No. 4105  
State of Florida

PREPARED BY: <b>KEITH ASSOCIATES, INC.</b> consulting engineers 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954)788-3400 FAX(954)788-3500 EMAIL: mail@keith-associates.com LB NO. 6860							



## ALPHA 250 NORTH

A REPLAT OF PARCELS 17, 18, 19, 20, 21 22, 23, 24 AND L-4, TOGETHER  
WITH PORTIONS OF ABANDONED N.W. 26 STREET AND N.W. 27 AVENUE,  
"ALPHA 250" (PLAT BOOK 156, PAGE 26, B.C.R.) TOGETHER WITH PORTIONS OF  
SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA  
JANUARY, 2008

## Area Tabulation Table:

Parcel Name	Square Footage	Acreage
Parcel "A"	491,422	11.28
Parcel "B"	1,176,747	27.01
Parcel "C"	266,304	06.11
Parcel "D"	1,090,670	25.04
Parcel "E"	961,478	22.07
Parcel "F"	1,539,884	35.35
Parcel "W"	4,574	00.10
Parcel "X"	2,858	00.07
Parcel "Y"	3,612	00.08
Parcel "Z"	7,191	00.17
parcel "U"	350	00.01
parcel "V"	350	00.01
Total	5,545,440	127.30

## City Required Area Tabulation:

Gross Area	5,545,440	127.30
Net Area	5,527,824	126.86

## Dedication continued:

IN WITNESS WHEREOF: We hereto set our hands and affix our seal  
this 3 day of Feb, 2009.

Broward County, Florida  
a public body corporation

Witness: RH Brossard  
Print Name: RH Brossard  
Witness: Justin S. Filippen  
Print Name: Justin S. Filippen

By: Stacy Ritter  
MAYOR - COUNTY COMMISSION

IN WITNESS WHEREOF: We hereto set our hands and affix our corporate  
seal this 30<sup>th</sup> day of June, 2008.

Industrial Development International, Inc.  
a Delaware corporation

Witness: MONA HAND  
Print Name: MONA HAND  
Witness: DENISE DEWS  
Print Name: DENISE DEWS

By: David Birdwell  
DAVID BIRDWELL

## Acknowledgment:

State of Florida } ss BEFORE ME personally appeared  
County of Broward } Stacy Ritter, who  
is personally known to me, and

who executed the foregoing instrument as Mayor of Broward County, Florida  
public body corporation and severally acknowledged to and before me that she  
executed such instrument as such Mayor of said corporation and that the  
seal affixed to the foregoing instrument is the corporate seal of said corporation  
and that it is affixed to said instrument by due and regular authority, and that  
said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 3<sup>rd</sup> day  
of February, 2009.

My commission expires: 03.22.10

Arlene Jardine  
Notary Public  
Typed, printed or stamped  
name of Notary Public  
NOTARY PUBLIC STATE OF FLORIDA  
Arlene Jardine  
Commission # DD531553  
Expires: MAR. 22, 2010  
Bonded Thru Atlantic Bonding Co., Inc.

## Acknowledgment:

State of GEORGIA } ss BEFORE ME personally appeared  
County of DEKALB } David R. Birdwell, who  
is personally known to me, and

who executed the foregoing instrument as Secretary of Industrial Development  
International, Inc. a Delaware corporation and severally acknowledged to and before  
me that he executed such instrument as such Secretary of said corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal of  
said corporation and that it is affixed to said instrument by due and regular  
authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 30<sup>th</sup> day  
of June, 2008.

My commission expires:

Charlotte Robinson  
Notary Public  
Charlotte Robinson  
Notary Public, DeKalb County, Georgia  
My Commission Expires Oct. 11, 2008  
Typed, printed or stamped  
name of Notary Public

## Acknowledgment:

State of NC } ss BEFORE ME personally appeared  
County of Mecklenburg } Daniel S. Levine, who  
is personally known to me, and

who executed the foregoing instrument as Manager of Ft. Lauderdale BTS, LLC,  
a North Carolina limited liability company and severally acknowledged to and  
before me that he executed such instrument as such Manager of said  
company, and that the seal affixed to the foregoing instrument is the company  
seal of said company and that it is affixed to said instrument by due and  
regular authority, and that said instrument is the free act and deed of said  
company.

WITNESS my hand and official seal this 8<sup>th</sup> day  
of July, 2008.

My commission expires: 11-24-12

Martha L. Douglas  
Notary Public  
Typed, printed or stamped  
name of Notary Public  
NOTARY PUBLIC  
Martha L. Douglas  
Notary Public, DeKalb County, Georgia  
My Commission Expires Oct. 11, 2008

## Acknowledgment:

State of GEORGIA } ss BEFORE ME personally appeared  
County of DEKALB } David R. Birdwell, who  
is personally known to me, and

who executed the foregoing instrument as Secretary of Pompano Business Center,  
LLC a Georgia limited liability company and severally acknowledged to and before  
me that he executed such instrument as such Secretary of said company, and  
that the seal affixed to the foregoing instrument is the company seal of said  
company and that it is affixed to said instrument by due and regular authority,  
and that said instrument is the free act and deed of said company.

WITNESS my hand and official seal this 30<sup>th</sup> day  
of June, 2008.

My commission expires:

Charlotte Robinson  
Notary Public  
Charlotte Robinson  
Notary Public, DeKalb County, Georgia  
My Commission Expires Oct. 11, 2008  
Typed, printed or stamped  
name of Notary Public

## Mortgage Consent:

State of North Carolina } ss The undersigned  
County of Mecklenburg } hereby certifies  
that they are the

holder of a mortgage, upon the property  
described hereon and do hereby join in and  
consent to the dedication of the land described  
in said dedication by the owner thereof, and  
agrees that its mortgage which is recorded in  
Official Record Book 48058 at Page 1084 of the  
Public Records of Broward County, Florida, shall  
be subordinated to the dedications shown  
hereon.

IN WITNESS WHEREOF: We hereto set our  
hands and affix our corporate seal this 23<sup>rd</sup>  
day of September, 2011.

Witness: E. Philip Holmes Wells Fargo Bank, N.A.  
Print Name: E. Philip Holmes International association

Witness: Kana M. Clark By: Arthur J. Chilcote  
Print Name: Kana M. Clark Print Name: Arthur J. Chilcote  
Title: Vice President

## Acknowledgement:

State of North Carolina } ss BEFORE ME personally  
County of Mecklenburg } appeared  
Arthur J. Chilcote,

who is personally known to me, and who executed  
the foregoing instrument as Vice President  
of Wells Fargo Bank, N.A., a national banking association  
and severally acknowledged to and before me that he  
executed such instrument as such Vice President  
of said bank, and that the seal affixed to the  
foregoing instrument is the bank seal of said bank  
and that it is affixed to said instrument by due and  
regular authority, and that said instrument is the  
free act and deed of said bank.

WITNESS my hand and official seal this 23<sup>rd</sup>  
day of September, 2011.

My commission expires: December 2, 2011 Notary Public  
Arthur J. Chilcote

## Mortgage Consent:

State of North Carolina } ss The undersigned hereby certifies  
County of Mecklenburg } that they are the holder of a  
mortgage, upon the property described  
hereon and do hereby join in and consent to the dedication of the  
land described in said dedication by the owner thereof, and agrees  
that its mortgage which is recorded in Official Record Book 39277  
at Page 100 of the Public Records of Broward County, Florida, shall  
be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF: We hereto set our hands and affix our  
corporate seals this 15<sup>th</sup> day of August, 2008.

Witness: Shelby M. Pearson Bank of America, N.A., a national  
Print Name: Shelby M. Pearson banking association  
Witness: Janet Drummond By: Kath A. Healy  
Print Name: Janet Drummond Vice President

## Acknowledgment:

State of North Carolina } ss BEFORE ME personally appeared  
County of Union } Ruth A. Healy, who is  
personally known to me, and who executed  
the foregoing instrument as Vice President of Bank of  
America, N.A., a national banking association and severally  
acknowledged to and before me that he executed such instrument as  
such Vice President of said bank, and that the seal affixed  
to the foregoing instrument is the bank seal of said bank and that  
it is affixed to said instrument by due and regular authority, and  
that said instrument is the free act and deed of said bank.

WITNESS my hand and official seal this 15<sup>th</sup> day  
of August, 2008.

My commission expires: Notary Public  
April 13, 2013 Joanna E Rogers  
Print Name: Joanna E Rogers

IN WITNESS WHEREOF: We hereto set our hands and affix our corporate  
seal this 8<sup>th</sup> day of July, 2008.

Ft. Lauderdale BTS, LLC,  
a North Carolina limited liability company

Witness: Peggie Stafford  
Print Name: PEGGIE STAFFORD  
Witness: KARL WOOT  
Print Name: KARL WOOT

By: Daniel S. Levine  
DANIEL S. LEVINE

IN WITNESS WHEREOF: We hereto set our hands and affix our corporate  
seal this 30<sup>th</sup> day of June, 2008.

Pompano Business Center, LLC  
a Georgia limited liability company

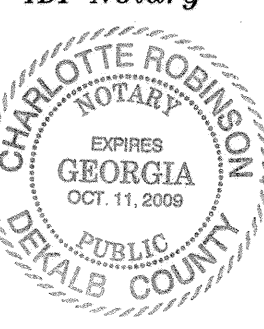
Witness: MONA HAND  
Print Name: MONA HAND  
Witness: DENISE DEWS  
Print Name: DENISE DEWS

By: David Birdwell  
DAVID BIRDWELL

Broward County

Broward County  
NotaryIndustrial  
Development  
International, Inc.

IDI Notary

Ft. Lauderdale  
BST, LLCFt. Lauderdale  
BST  
NotaryPompano Business  
Center, LLCPompano Business  
Center, LLC  
NotaryBank of America  
NotaryBank of America  
NotaryWells Fargo Bank  
NotaryTyped, printed or stamped  
name of Notary PublicWells Fargo Bank  
Notary

PREPARED BY:  
**KEITH**  
ASSOCIATES, INC.  
consulting engineers  
301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954)788-3400 FAX (954)788-3500  
EMAIL: mail@keith-associates.com LB NO. 6860



## LEGEND:

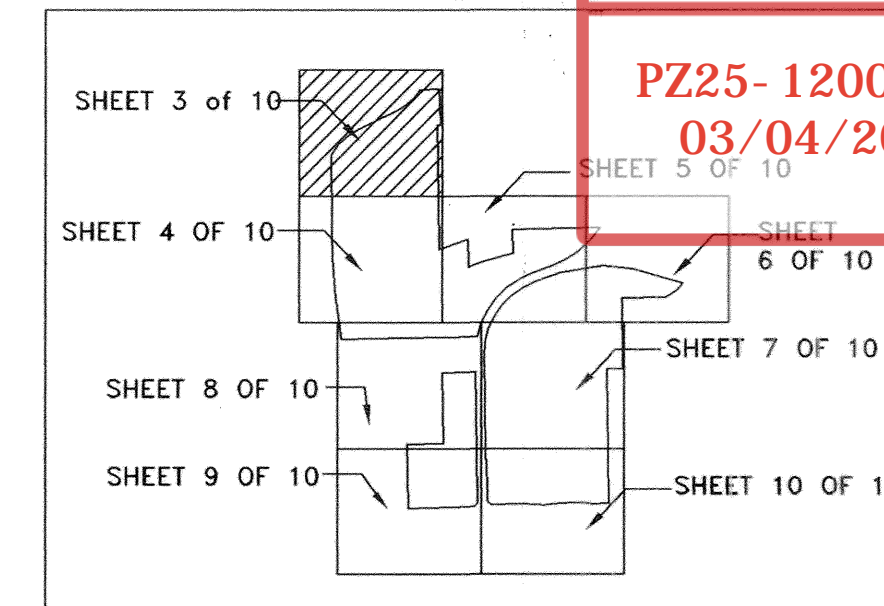
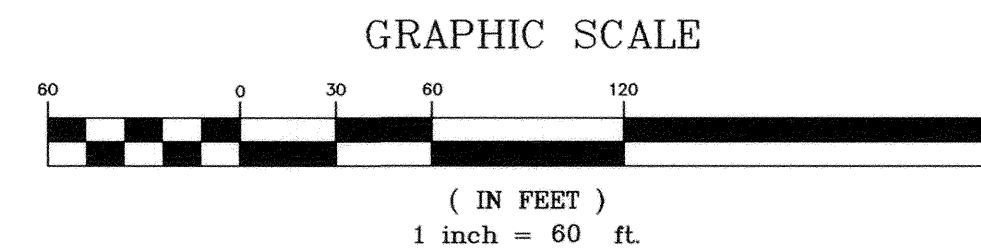
AKA ALSO KNOWN AS  
B.C.R. BROWARD COUNTY RECORDS  
D.B. DEED BOOK  
L. ARC LENGTH  
L.B. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION  
O.R.B. OFFICIAL RECORDS BOOK  
P.B. PLAT BOOK  
P.G. PAGE  
R. RADIUS  
SQ. FT. SQUARE FEET  
Δ CENTRAL ANGLE  
○ PERMANENT REFERENCE MONUMENT (PRM)  
+ NON VEHICULAR ACCESS LINE  
- CENTERLINE

## ALPHA 250 NORTH

A REPLAT OF PARCELS 17, 18, 19, 20, 21, 22, 24 AND L-4, TOGETHER  
WITH PORTIONS OF ABANDONED N.W. 26 STREET AND N.W. 27 AVENUE,  
"ALPHA 250" (PLAT BOOK 156, PAGE 26, B.C.R.) TOGETHER WITH PORTIONS OF  
SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA  
JANUARY, 2008

CFN #110481487

Page3 of 10



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## PLAT NOTES:

○ Indicates set Permanent Reference Monument (P.R.M.) 4"x4"x24" concrete monument with brass disc No. LB6860 (unless noted otherwise).

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See sheet 2 of 10 for parcel area tabulation table.

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PREPARED BY:

**KEITH**  
ASSOCIATES, INC.  
consulting engineers

301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954)788-3400 FAX(954)788-3500  
EMAIL:mail@keith-associates.com LB NO. 6860

MATCH LINE SHEET 4 OF 10

## PARCEL "F"

1,539,884 SQ. FT.  
35.35 ACRES

FLORIDA'S TURNPIKE  
(AKA SUNSHINE STATE PARKWAY)  
(VARIABLE WIDTH R/W)

RIGHT OF WAY PER  
ROAD MAP 2, PG. 28, B.C.R.

FLORIDA STATE TURNPIKE AUTHORITY  
RIGHT OF WAY MAP, BROWARD COUNTY  
CONTRACT NO. 2.1, SHEET 4 OF 10  
LAST REVISED 7/56

O.R.B. 700,  
P.G. 25, B.C.R.

A PORTION OF  
SECTION 20-48-42  
NOT INCLUDED  
N00°21'12"W  
722.65'(TOTAL)

WEST LINE OF NORTHWEST  
ONE-QUARTER (NW 1/4) OF THE  
SECTION 21, TOWNSHIP 48, RANGE 42

EASTERY RIGHT OF WAY  
FLORIDA'S TURNPIKE  
(SUNSHINE STATE PARKWAY)

S63°12'51"E  
RADIAL BEARING

N00°21'12"E  
1879.89'

NORTHWEST CORNER OF  
SECTION 21, TOWNSHIP 48,  
RANGE 42, WEST LINE OF  
SECTION 21  
(NOT FOUND)

NORTH LINE OF THE SOUTH ONE-HALF (S1/2),  
NORTHWEST ONE-QUARTER (NW1/4), SECTION 21,  
TOWNSHIP 48, RANGE 42

NORTHWEST CORNER OF  
THE SOUTH ONE-HALF (S 1/2)  
NORTHWEST ONE-QUARTER (NW 1/4) OF  
SECTION 21, TOWNSHIP 48, RANGE 42

FLORIDA DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY MAP  
SECTION 97860-2366  
DATE 9/2/81

N64°13'08"E 411.03'

SOUTHWEST CORNER OF TRACT "G"  
"POMPANO INDUSTRIAL PARK THIRD ADDITION"  
P.B. 111, P.G. 33, B.C.R.

N88°42'57"E  
112.37'

SET PRM  
LB #6860

30' EASEMENT  
O.R.B. 44767, PG. 800, B.C.R.  
O.R.B. 44920, PG. 1624, B.C.R.  
O.R.B. 45120, PG. 342, B.C.R.

SET PRM  
LB #6860

PLAT  
LIMITS

NON-VEHICULAR  
ACCESS LINE

10' UTILITY EASEMENT

SET PRM  
LB #6860

S00°49'28"E 1,778.76'(TOTAL)

ACRAGE

EASEMENT AREA  
O.R.B. 44767, PG. 800, B.C.R.  
O.R.B. 44920, PG. 1624, B.C.R.  
O.R.B. 45120, PG. 342, B.C.R.

PLAT  
LIMITS

10' UTILITY EASEMENT

PLAT  
LIMITS

NON-VEHICULAR  
ACCESS LINE



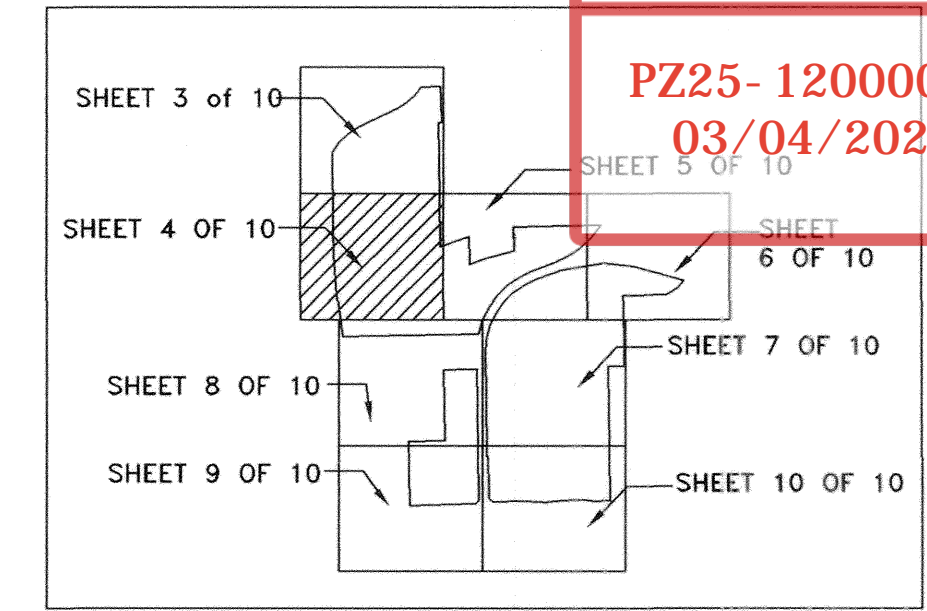
## ALPHA 250 NORTH

CFN #110481487

Page 4 of 10

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MATCH LINE SHEET 3 OF 10



KEY MAP: NOT TO SCALE

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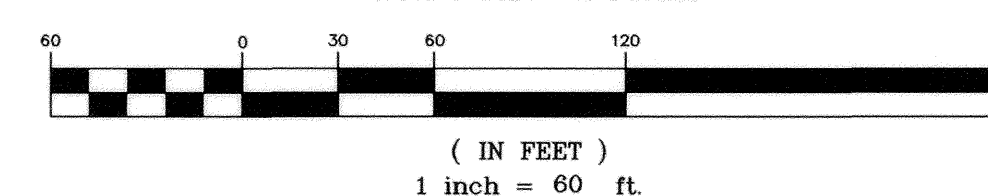
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## GRAPHIC SCALE

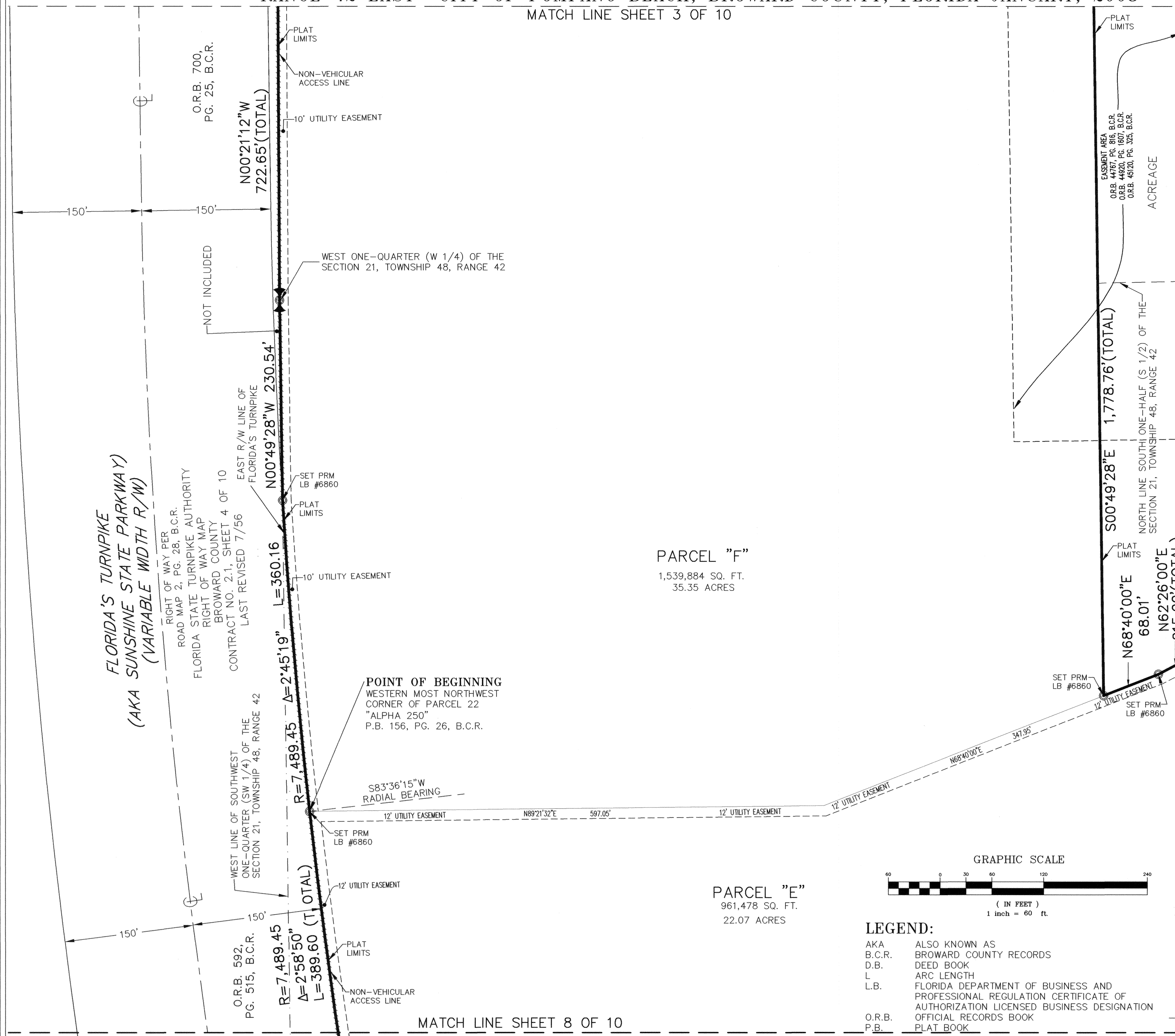


## LEGEND:

AKA ALSO KNOWN AS  
B.C.R. BROWARD COUNTY RECORDS  
D.B. DEED BOOK  
L ARC LENGTH  
L.B. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION  
O.R.B. OFFICIAL RECORDS BOOK  
P.B. PLAT BOOK

PG. PAGE  
R RADIUS  
SQ. FT. SQUARE FEET  
Δ CENTRAL ANGLE  
⊙ PERMANENT REFERENCE MONUMENT (PRM)  
--- NON VEHICULAR ACCESS LINE  
--- CENTERLINE

PREPARED BY:  
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consulting engineers  
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EMAIL: mail@keith-associates.com LB NO. 6860



MATCH LINE SHEET 8 OF 10



## LEGEND:

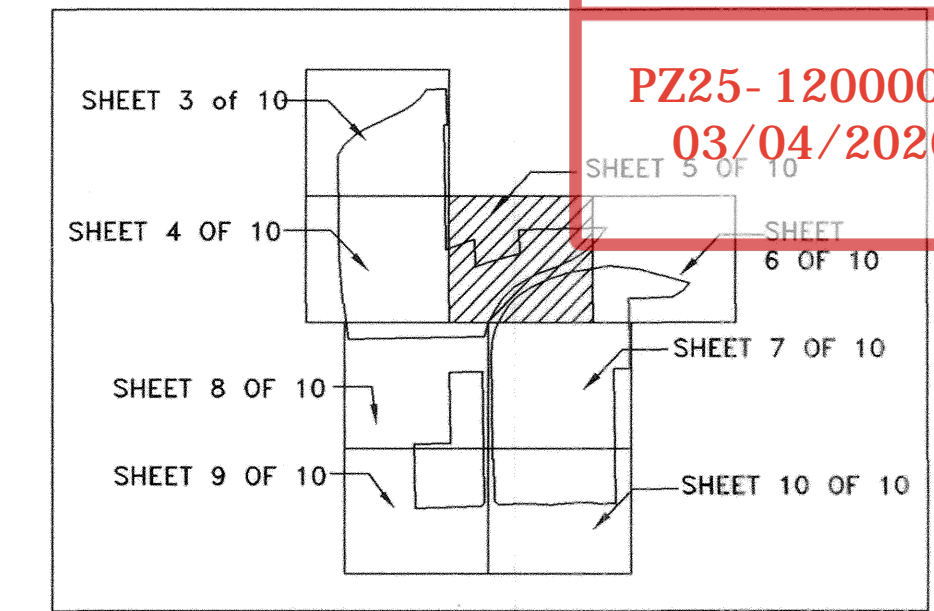
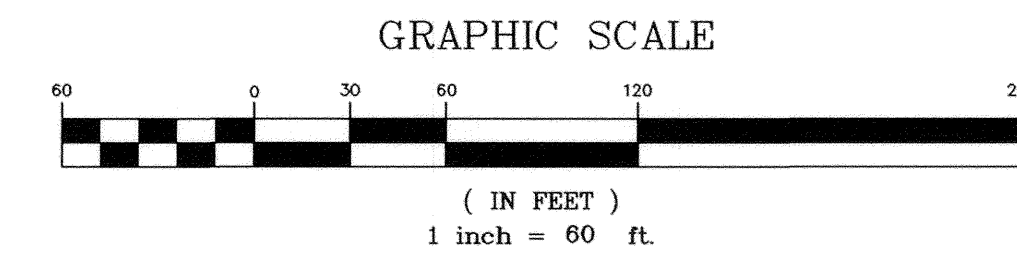
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Δ CENTRAL ANGLE  
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— — — — — CENTERLINE

## ALPHA 250 NORTH

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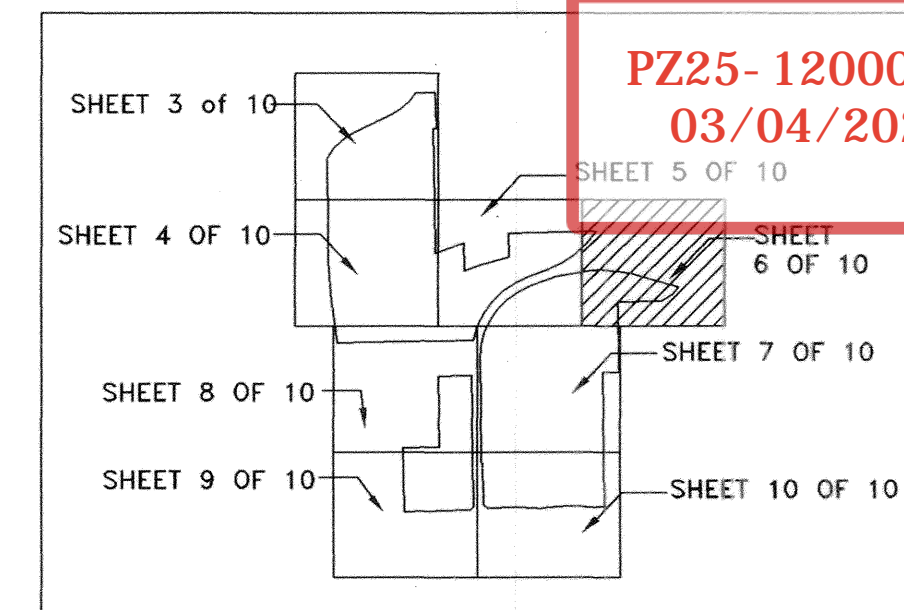
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O.R.B. PLAT BOOK  
P.B. PAGE  
R RADIUS  
SQ. FT. SQUARE FEET  
Δ CENTRAL ANGLE  
○ PERMANENT REFERENCE MONUMENT (PRM)  
12' R/W O.R.B. 32919, PG. 1395, B.C.R.

NON VEHICULAR ACCESS LINE  
CENTERLINE

ALPHA 250 NORTH CFN #110481487  
Page 6 of 10

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CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA JANUARY, 2008

CFN #110481487

Page 7 of 10

GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.

SHEET 7 OF 10

PZ25- 12000042  
03/04/2026

KEY MAP: NOT TO SCALE

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EMAIL: mail@keith-associates.com LB ND. 6860



## ALPHA 250 NORTH

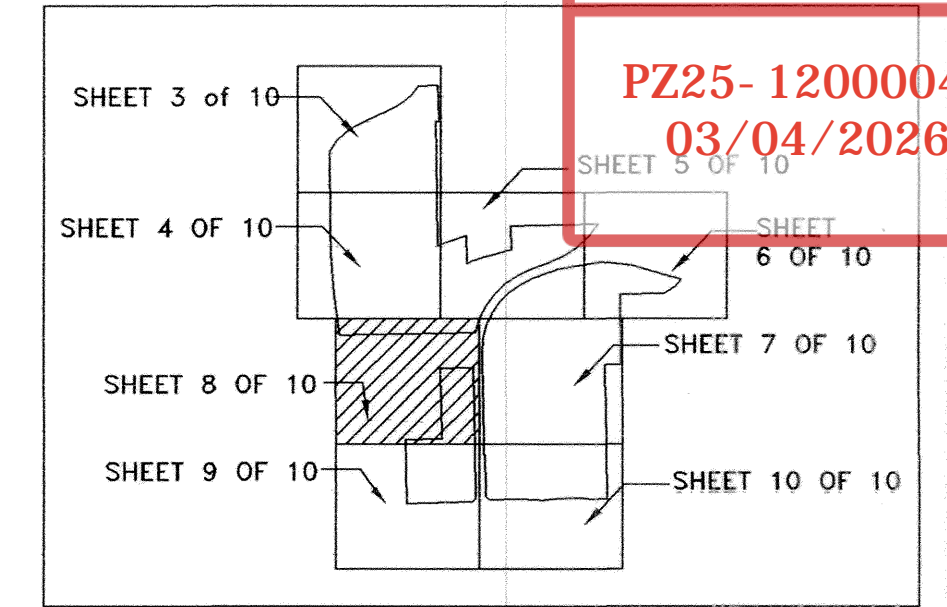
CFN #110481487

Page 8 of 10

A REPLAT OF PARCELS 17, 18, 19, 20, 21, 22, 24 AND L-4, TOGETHER WITH PORTIONS OF ABANDONED N.W. 26 STREET AND N.W. 27 AVENUE, "ALPHA 250" (PLAT BOOK 156, PAGE 26, B.C.R.) TOGETHER WITH PORTIONS OF SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA JANUARY, 2008

MATCH LINE SHEET 5 OF 10

MATCH LINE SHEET 4 OF 10



KEY MAP: NOT TO SCALE

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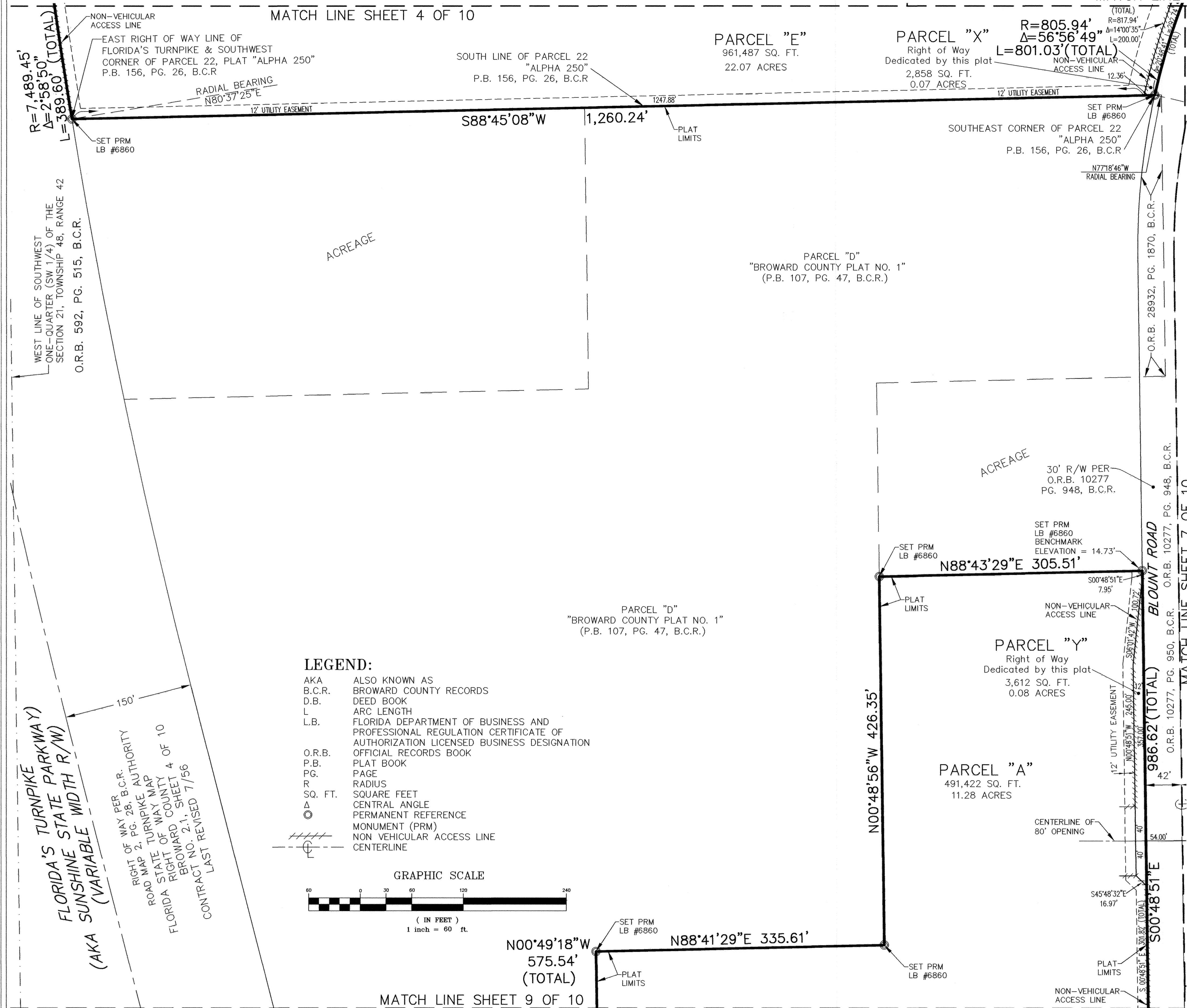
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D.B. DEED BOOK  
L. ARC LENGTH  
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PG. PAGE  
R. RADIUS  
SQ. FT. SQUARE FEET  
Δ CENTRAL ANGLE  
⊙ PERMANENT REFERENCE MONUMENT (PRM)  
--- NON VEHICULAR ACCESS LINE  
--- CENTERLINE

## GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.

MATCH LINE SHEET 9 OF 10



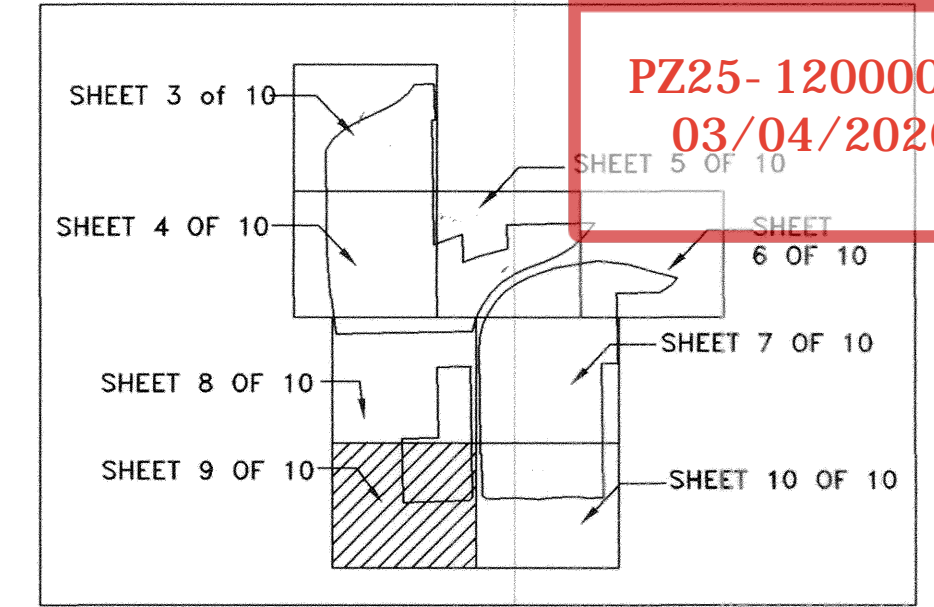


## ALPHA 250 NORTH

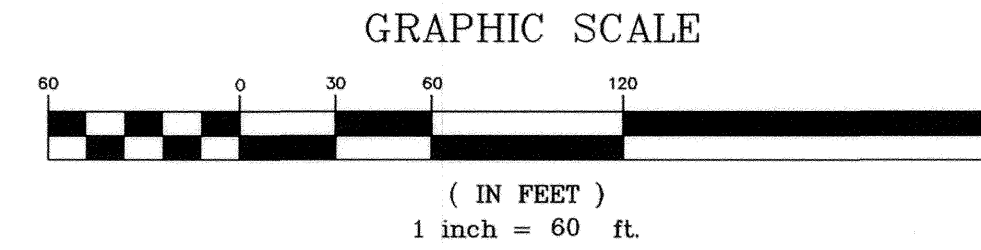
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007-MP-08

MATCH LINE SHEET 8 OF 10

PARCEL "D"  
"BROWARD COUNTY PLAT NO. 1"  
(P.B. 107, PG. 47, B.C.R.)PARCEL "A"  
491,422 SQ. FT.  
11.28 ACRESPARCEL "Z"  
Right of Way  
Dedicated by this plat  
7,191 SQ. FT.  
0.16 ACRESPOINT OF COMMENCEMENT  
SOUTHEAST CORNER OF PARCEL "D"  
"BROWARD COUNTY PLAT NO. 1"  
P.B. 107, PG. 47, B.C.R.

POINT OF BEGINNING

CENTERLINE OF  
50' OPENING  
RIGHT TURNS  
ONLYBENCHMARK  
ELEVATION = 14.21'

COPANS ROAD

LOT 19  
TURNPIKE INDUSTRIAL PARK  
P.B. 111, PG. 20, B.C.R.

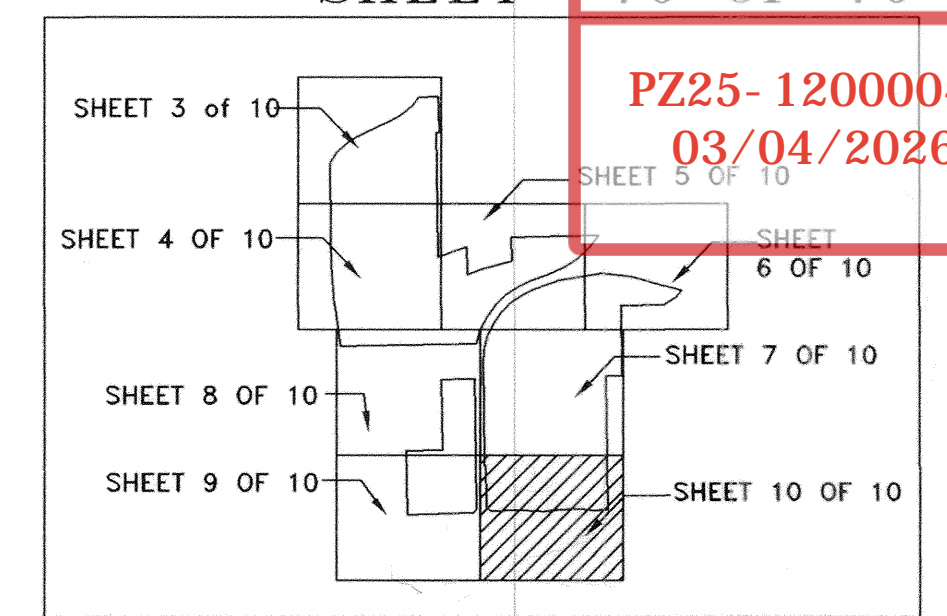
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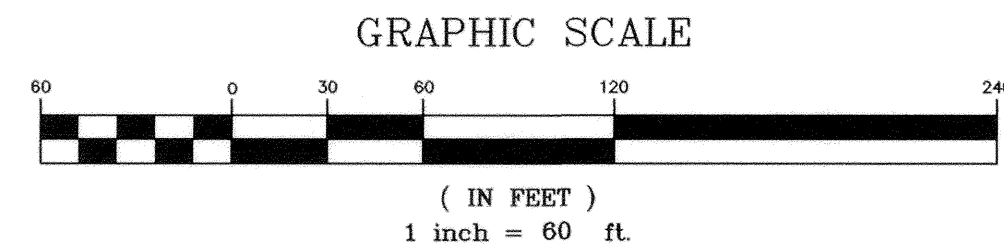
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