

# ARVIDA POMPANO PARK

A PORTION OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

WILLIAMS, HATFIELD & STONER, INC. \* CONSULTING ENGINEERS \* PLANNERS \* SURVEYORS  
2312 WILTON DRIVE, FORT LAUDERDALE, FLORIDA 33305

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 25<sup>th</sup> DAY OF January, A.D. 1987, AND RECORDED IN PLAT BOOK 137, PAGE 33, RECORD VERIFIED.

ATTEST: L.A. HESTER  
COUNTY ADMINISTRATOR

BY: Carole C. Doyle  
DEPUTY

## 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 7<sup>th</sup> DAY OF June, A.D. 1988

ATTEST: L.A. HESTER  
COUNTY ADMINISTRATOR

BY: Chiffia J. Flanagan  
DEPUTY  
BY: Dick E. Brownson  
CHAIRPERSON, COUNTY COMMISSION

## BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: Henry P. Cook  
HENRY P. COOK  
DIRECTOR OF ENGINEERING  
FLA. REGISTERED ENGINEER No.12506

DATE: 3-19-88

## 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 FOR TRAFFICWAYS BY RESOLUTION.

ADOPTED THIS 28<sup>th</sup> DAY OF APRIL, A.D. 1988

BY: Alan C. Goldberger  
CHAIRMAN

DATE: JUNE 23, 1988

## BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 19 DAY OF AUGUST, A.D. 1988

BY: Donald J. Howell  
DIRECTOR

## CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS 28<sup>th</sup> DAY OF October, A.D. 1987.

BY: William H. Helman  
CHAIRMAN THIS 29<sup>th</sup> DAY OF December, A.D. 1987

## CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY OF POMPANO BEACH, FLORIDA AND PASSED BY ORDINANCE No. 88-19 THIS 22<sup>nd</sup> DAY OF December, A.D. 1987.

BY: Bernadette Howell  
CITY CLERK THIS 4<sup>th</sup> DAY OF January, A.D. 1988

## DIRECTOR OF PUBLIC WORKS

THIS PLAT ENTITLED ARVIDA POMPANO PARK, IS APPROVED FOR RECORD THIS 4<sup>th</sup> DAY OF Jan., 1988.

BY: Jack P. Gendron  
DIRECTOR

## SURVEYOR'S CERTIFICATE

STATE OF FLORIDA S.S.  
COUNTY OF BROWARD

I, JAMES D. STONER, CERTIFY THAT THIS PLAT IS AN ACCURATE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREON: THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN SET AS SHOWN; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION; AND THAT THE SURVEY DATA SHOWN COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH APPLICABLE SECTIONS OF CHAPTER 21 HH-6 OF THE FLORIDA ADMINISTRATIVE CODE. ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. OF 1929, AND CONFORM TO THIRD ORDER ACCURACY.

JAMES D. STONER  
FLA. REGISTERED LAND SURVEYOR No.4039  
STATE OF FLORIDA

## DEDICATION

STATE OF FLORIDA S.S.  
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT POMPANO PARK ASSOCIATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LAND TO BE SURVEYED, SUBDIVIDED, AND PLATTED IN THE MANNER SHOWN HEREON; SAID PLAT TO BE KNOWN AS ARVIDA POMPANO PARK. THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, SAID POMPANO PARK ASSOCIATES LIMITED PARTNERSHIP, CAUSED THESE PRESENTS TO BE SIGNED BY ITS DULY AUTHORIZED OFFICER THIS 10<sup>th</sup> DAY OF April, 1987.

WITNESS: John A. Cashman, Jr.  
JOHN A. CASHMAN, JR.  
PRESIDENT  
POMPANO PARK ASSOCIATES, INC.  
WITNESS: Marv J. Heron

## ACKNOWLEDGEMENT

STATE OF FLORIDA S.S.  
COUNTY OF BROWARD

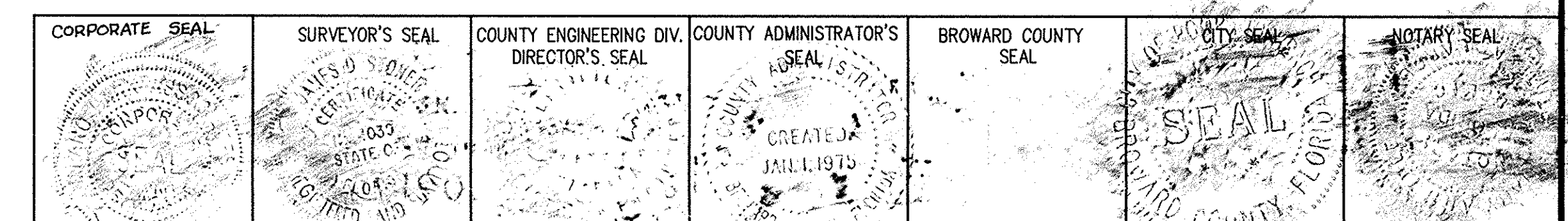
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOHN A. CASHMAN, JR., PRESIDENT OF POMPANO PARK ASSOCIATES, INC., AND HE ACKNOWLEDGED TO AND BEFORE ME THE EXECUTION OF THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION FOR THE PURPOSES AND USES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10<sup>th</sup> DAY OF April, A.D.1987.

MY COMMISSION EXPIRES THE 18<sup>th</sup> DAY OF July, A.D.1987.

Mary Ann Tress  
NOTARY PUBLIC, STATE OF FLORIDA

SEE PAGES 2 and 3 of 6 FOR ADDITIONAL DEDICATIONS / ACKNOWLEDGEMENTS



OR BK 16140 PG 804

PZ25-12000023  
09/03/2025

ARVIDA POMPANO PARK

A PORTION OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

WILLIAMS, HATFIELD & STONER, INC. \* CONSULTING ENGINEERS \* PLANNERS \* SURVEYORS  
2312 WILTON DRIVE, FORT LAUDERDALE, FLORIDA 33305

DEDICATION OF MORTGAGE HOLDER

State of New York  
County of New York S.S.

BANKERS TRUST COMPANY, a New York Banking Corporation, owner and holder of a mortgage on this property recorded in O.R. Book 15379 Page 0557, County Records, does hereby join in the dedication as shown hereon this plat.

In witness whereof, I hereunto set my hand and affix the corporate seal in the County of New York, State of New York, this 7<sup>th</sup> day of JULY 1988.

Witness David R. Harkness James O. Price  
Vice President

Witness U. M. M. M. M.

ACKNOWLEDGEMENT

State of New York  
County of New York S.S.

I hereby certify that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements James O. Price, Vice President of BANKERS TRUST COMPANY and he acknowledged to and before me the execution of the foregoing plat and instrument of dedication for the purposes and uses therein expressed.

Witness my hand and official seal this 7<sup>th</sup> day of JULY A.D. 1988.

My Commission expires this 30<sup>th</sup> day of June A.D. 1990

Edgar R. Pashley  
Notary Public  
State of New York

DEDICATION

State of Florida  
County of Broward S.S.

KNOW ALL MEN BY THESE PRESENTS: That ARVIDA POMPANO ASSOCIATES JOINT VENTURE, a Florida General Partnership, the owner of the lands described hereon, has caused said land to be surveyed, subdivided and Platted in the manner shown hereon; said Plat to be known as ARVIDA POMPANO PARK, a replat, the Easements and rights-of-way shown hereon are hereby dedicated to the perpetual use of the Public for proper purposes.

In witness whereof, said ARVIDA POMPANO ASSOCIATES JOINT VENTURE, caused these presents to be signed by its duly authorized officer this 8<sup>th</sup> day of JULY, 1988.

WITNESS: Joseph Williams Jeri Poller  
Jeri Poller, Vice President  
Arvida Pompano Associates Joint Venture  
by: Arvida/JMB Partners, L.P. General Partner  
d/b/a Arvida/JMB Partners, Ltd.  
by: Arvida/JMB Managers, Inc. General  
Partner of Arvida/JMB Partners, L.P.

WITNESS: R. J. R.

ACKNOWLEDGEMENT

State of Florida  
County of Broward S.S.

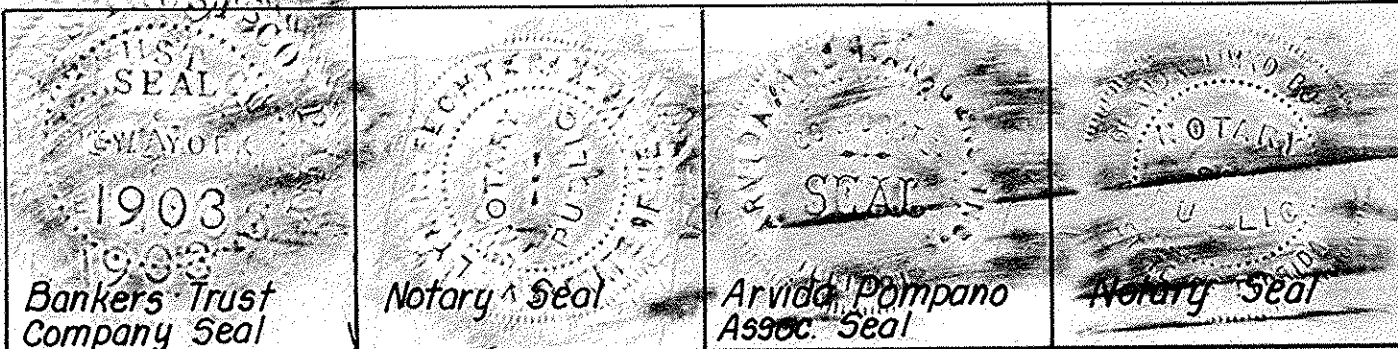
I hereby certify that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, Jeri Poller, Vice President of ARVIDA POMPANO ASSOCIATES JOINT VENTURE and she acknowledged to and before me the execution of the foregoing plat and instrument of dedication for the purposes and uses therein expressed.

Witness my hand and official seal this 8<sup>th</sup> day of JULY A.D. 1988.

My Commission expires the 29<sup>th</sup> day of March A.D. 1991

Robert J. Pashley  
Notary Public  
State of Florida

SEE PAGES 1 & 3 of 6 FOR  
ADDITIONAL DEDICATIONS/ ACKNOWLEDGEMENTS



# ARVIDA POMPANO PARK

A PORTION OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

WILLIAMS, HATFIELD & STONER, INC. \* CONSULTING ENGINEERS \* PLANNERS \* SURVEYORS  
2312 WILTON DRIVE, FORT LAUDERDALE, FLORIDA 33305

PZ25-12000023

09/03/2025

## DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 5, SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3;

THENCE ON AN ASSUMED BEARING OF SOUTH ALONG THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 1767.73 FEET TO A POINT ON A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 5, SAID POINT ALSO BEING ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF RACE TRACK ROAD;

THENCE S 88°01'37" E ALONG SAID PARALLEL LINE AND ALONG SAID EXTENSION A DISTANCE OF 86.31 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 88°01'37" E ALONG SAID PARALLEL LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 13.75 FEET;

THENCE NORTH A DISTANCE OF 7.00 FEET TO A POINT ON A LINE 53.00 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE;

THENCE S 88°01'37" E ALONG SAID PARALLEL LINE A DISTANCE OF 1008.53 FEET;

THENCE S 00°09'21" E A DISTANCE OF 71.60 FEET;

THENCE S 88°01'37" E A DISTANCE OF 50.25 FEET;

THENCE S 00°09'21" E A DISTANCE OF 685.69 FEET;

THENCE S 44°48'39" W A DISTANCE OF 49.47 FEET;

THENCE S 89°46'38" W A DISTANCE OF 1025.36 FEET;

THENCE N 45°06'41" W A DISTANCE OF 94.55 FEET TO A POINT ON A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 3, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF POWERLINE ROAD AS RECORDED IN O.R. BOOK 12173, PAGE 163 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE NORTH ALONG SAID PARALLEL LINE AND ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 573.56 FEET;

THENCE EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 17.00 FEET TO A POINT ON A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 3;

THENCE NORTH ALONG SAID PARALLEL LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 151.00 FEET;

THENCE N 45°59'33" E A DISTANCE OF 50.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOTS 6 AND 7, SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3;

THENCE ON AN ASSUMED BEARING OF SOUTH ALONG THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 1707.69 FEET TO A POINT ON THE NORTH LINE OF GOVERNMENT LOTS 5 AND 6 OF SAID SECTION 3, SAID POINT ALSO BEING ON THE WESTERLY EXTENSION OF THE CENTERLINE OF RACE TRACK ROAD;

THENCE S 88°01'37" E ALONG SAID NORTH LINE AND ALONG SAID CENTERLINE AND THE EXTENSION THEREOF, A DISTANCE OF 1328.63 FEET;

THENCE S 00°09'21" E A DISTANCE OF 53.00 FEET TO A POINT ON A LINE 53.00 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF RACE TRACK ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE S 88°01'37" E ALONG SAID PARALLEL LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1361.13 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 7, SAID POINT BEING 53.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 7;

THENCE S 88°07'14" E ALONG SAID PARALLEL LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1087.87 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD;

THENCE S 13°03'47" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 675.45 FEET;

THENCE S 89°33'40" W A DISTANCE OF 960.05 FEET;

THENCE S 00°12'26" E A DISTANCE OF 32.69 FEET;

THENCE S 89°46'38" W A DISTANCE OF 1,347.69 FEET;

THENCE N 45°11'21" W A DISTANCE OF 49.53 FEET;

THENCE N 00°09'21" W A DISTANCE OF 680.99 FEET;

THENCE S 88°01'37" E A DISTANCE OF 49.86 FEET;

THENCE N 00°09'21" W A DISTANCE OF 71.60 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:

A PORTION OF GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3;

THENCE ON AN ASSUMED BEARING OF SOUTH ALONG THE WEST LINE OF SAID SECTION 3 A DISTANCE OF 1707.69 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 4, SAID POINT ALSO BEING ON THE CENTERLINE OF RACE TRACK ROAD;

THENCE S 88°01'37" E ALONG SAID LINE A DISTANCE OF 529.31 FEET;

THENCE N 01°58'23" E A DISTANCE OF 53.00 FEET TO A POINT ON A LINE 53.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 4 AND THE POINT OF BEGINNING;

THENCE CONTINUE N 01°58'23" E A DISTANCE OF 327.00 FEET TO A POINT ON A LINE 380.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 4;

THENCE S 88°01'37" E ALONG SAID PARALLEL LINE A DISTANCE OF 414.00 FEET;

THENCE S 01°58'23" W A DISTANCE OF 327.00 FEET TO A POINT ON A LINE 53.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 4;

THENCE N 88°01'37" W ALONG SAID PARALLEL LINE A DISTANCE OF 414.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 64.18 ACRES, (2,795,775 SQUARE FEET), MORE OR LESS.

## DEDICATION OF MORTGAGE HOLDER

STATE OF FLORIDA S.S.  
COUNTY OF BROWARD  
CASTLETON INC., BEING THE SUCCESSOR BY MERGER OF TOURIST ATTRACTIONS, INC., A KENTUCKY CORPORATION, OWNER AND HOLDER OF A MORTGAGE ON THIS PROPERTY RECORDED IN O.R. BOOK 1225, PAGE 113, COUNTY RECORDS, DOES HEREBY JOIN IN THE DEDICATION AS SHOWN ON SHEET 1 OF 5 OF THIS PLAT.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX THE CORPORATE SEAL IN THE COUNTY OF BROWARD, STATE OF FLORIDA, THIS 10 DAY OF April, 1987.

WITNESS: Mary Ann Treese

John A. Cashman, Jr.  
JOHN A. CASHMAN, JR.  
PRESIDENT  
CASTLETON, INC., BEING THE SUCCESSOR BY MERGER OF TOURIST ATTRACTIONS, INC.

WITNESS:

Michael U. Lang  
MICHAEL U. LANG  
TREASURER  
CASTLETON, INC., BEING THE SUCCESSOR BY MERGER OF TOURIST ATTRACTIONS, INC.

## ACKNOWLEDGEMENT

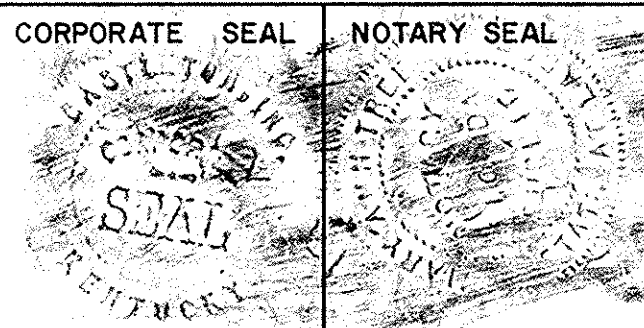
STATE OF FLORIDA S.S.  
COUNTY OF BROWARD

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOHN A. CASHMAN, JR., PRESIDENT OF CASTLETON, INC., BEING THE SUCCESSOR BY MERGER OF TOURIST ATTRACTIONS, INC. AND HE ACKNOWLEDGED TO AND BEFORE ME THE EXECUTION OF THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION FOR THE PURPOSES AND USES THEREIN EXPRESSED. WITNESS MY HAND AND OFFICIAL SEAL THIS 10TH DAY OF April, A.D. 1987.

MY COMMISSION EXPIRES THE 18TH DAY OF July, A.D. 1989

Mary Ann Treese  
NOTARY PUBLIC, STATE OF FLORIDA

SEE PAGES 1 and 2 of 6 FOR ADDITIONAL DEDICATIONS / ACKNOWLEDGEMENTS



2312 WILTON DRIVE, FORT LAUDERDALE, FLORIDA 33305



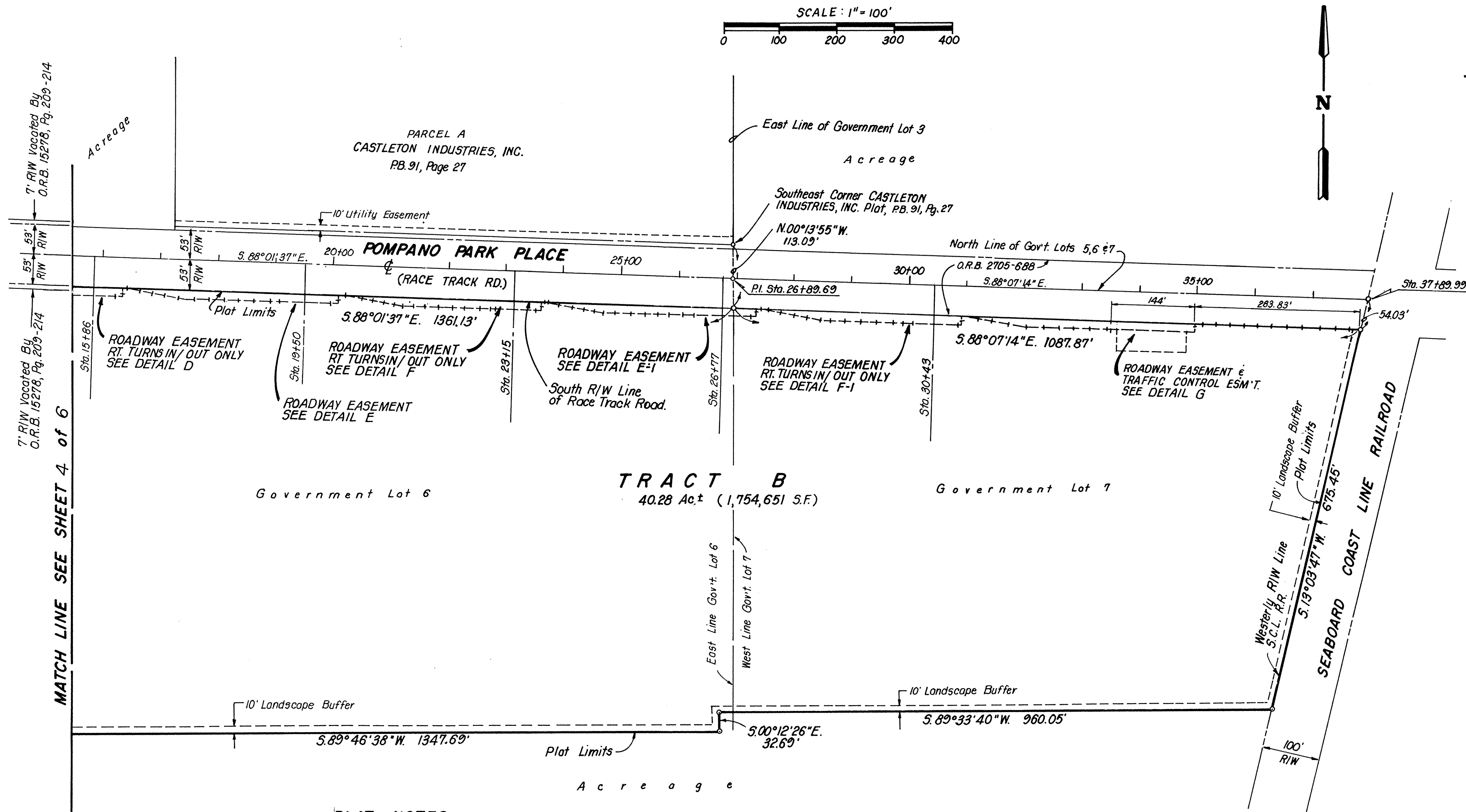
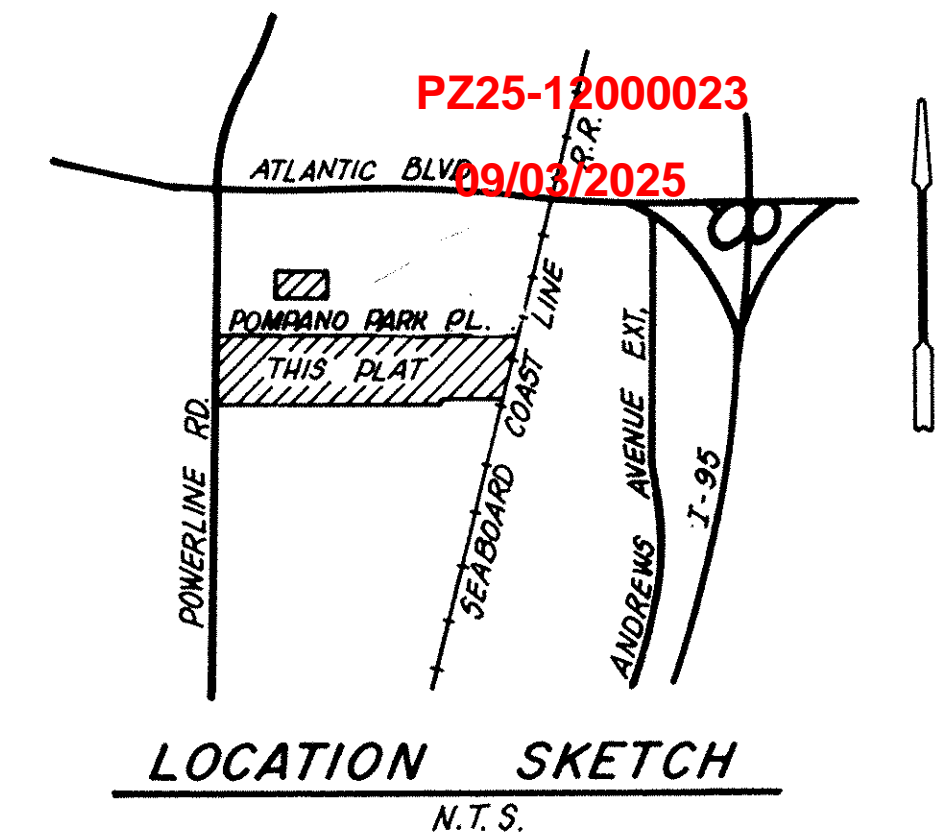
1. o Denotes Set Permanent Reference Monument \* 4039
2. Bench Mark Shown hereon are Relative to National Geodetic Vertical Datum of 1929 as established from U.S.C. & G.S. Bench Mark AZ # 3 to Jill, USC & G.S. Monument 70' East of S.E.L.R.R. 270'± North S.W. Cor. Chris Craft Plant. Elev. 9.536.
3. P.O.C. Indicates Point of Commencement.
4. P.O.B. Indicates Point of Beginning
5. Bearings shown hereon are based on Assumed Meridian of North along the West Line of Section 3-49-42.
6. Existing Utility Easements shown hereon (and dedicated by separate instruments) will be vacated by separate instruments (as required) and additional utility easements (as required) will be dedicated in the future by separate instruments. Additional Utility Easements required by the City will be shown on Future Site Plans and will be dedicated to the City by separate instrument.
7. + + + + Indicates Non-Vehicular Access Line (NVAL).
8. This plot is restricted to 535,000 Sq. Ft. of Office Use, a 250 room Hotel, and 495,000 Sq. Ft. of Industrial Use (consisting of 397,000 Sq. Ft. of Office/Service and 98,000 Sq. Ft. of Assembly/Distribution/Warehousing). Industrial uses, as defined above, are restricted to Tract B only. The Hotel is restricted to Tract A only. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by agreement with Broward County.
9. The Roadway Easement Line is the "Ultimate Right-of-Way Line" for Purposes of determining access requirements, security gate locations, traffic control easements, etc.
10. NOTICE: There may be additional restrictions that are not recorded on this plot that may be found in the Public Records of this County.
11. There shall be a 13' Sidewalk and Landscape Easement along Race Track Road.

12. The Landscape Buffer is not an Easement or right-of-way and is reserved for the benefit of the Owner, from time to time, of the Parcel.

# ARVIDA POMPANO PARK

OF A PORTION OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

WILLIAMS, HATFIELD & STONER, INC. \* CONSULTING ENGINEERS \* PLANNERS \* SURVEYORS  
2312 WILTON DRIVE, FORT LAUDERDALE, FLORIDA 33305



## PLAT NOTES

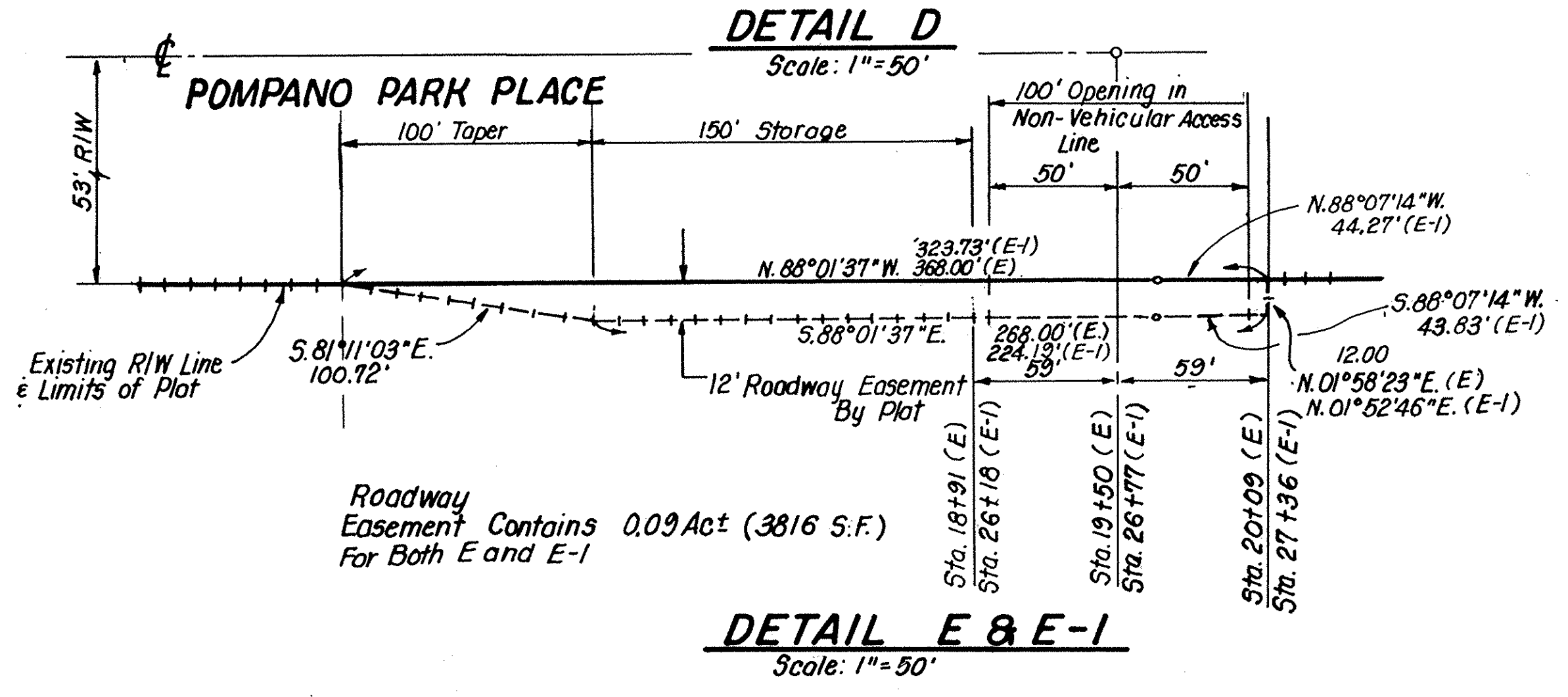
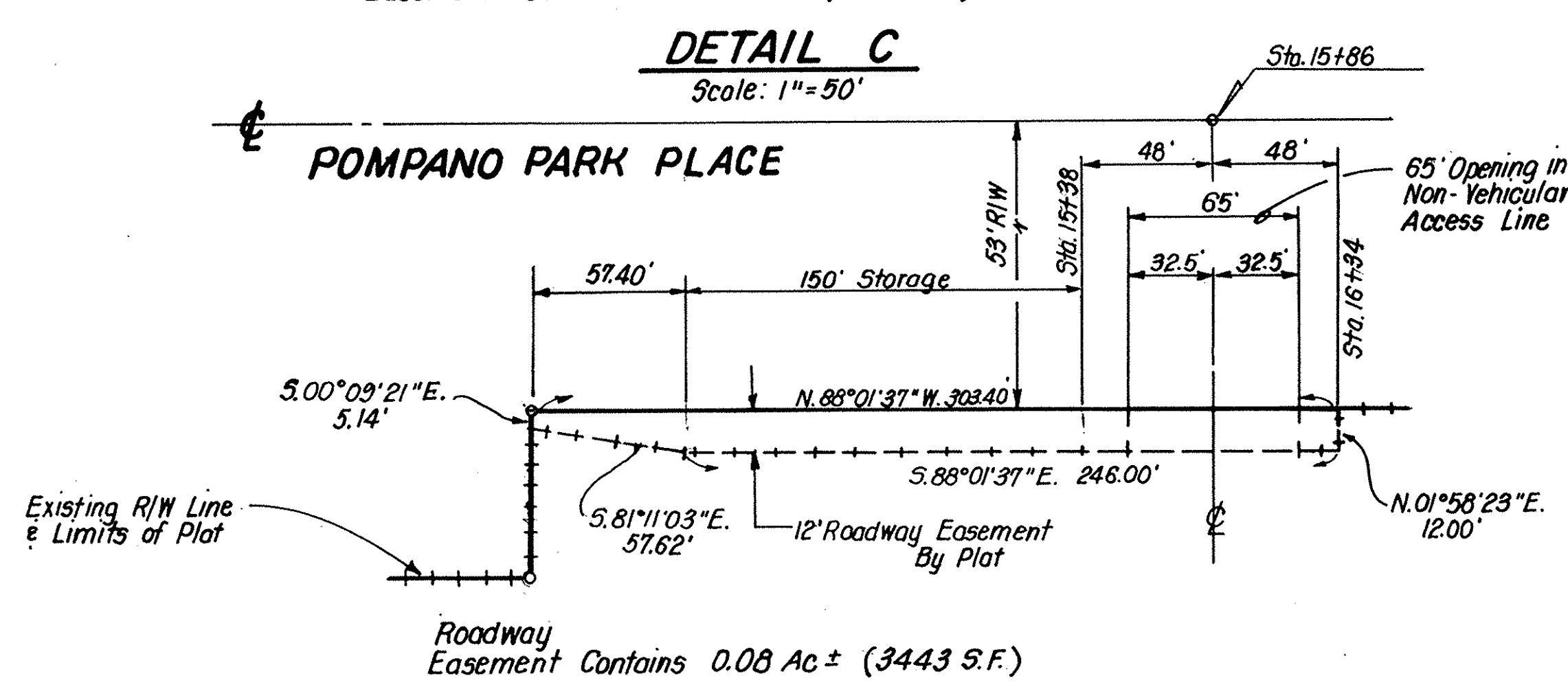
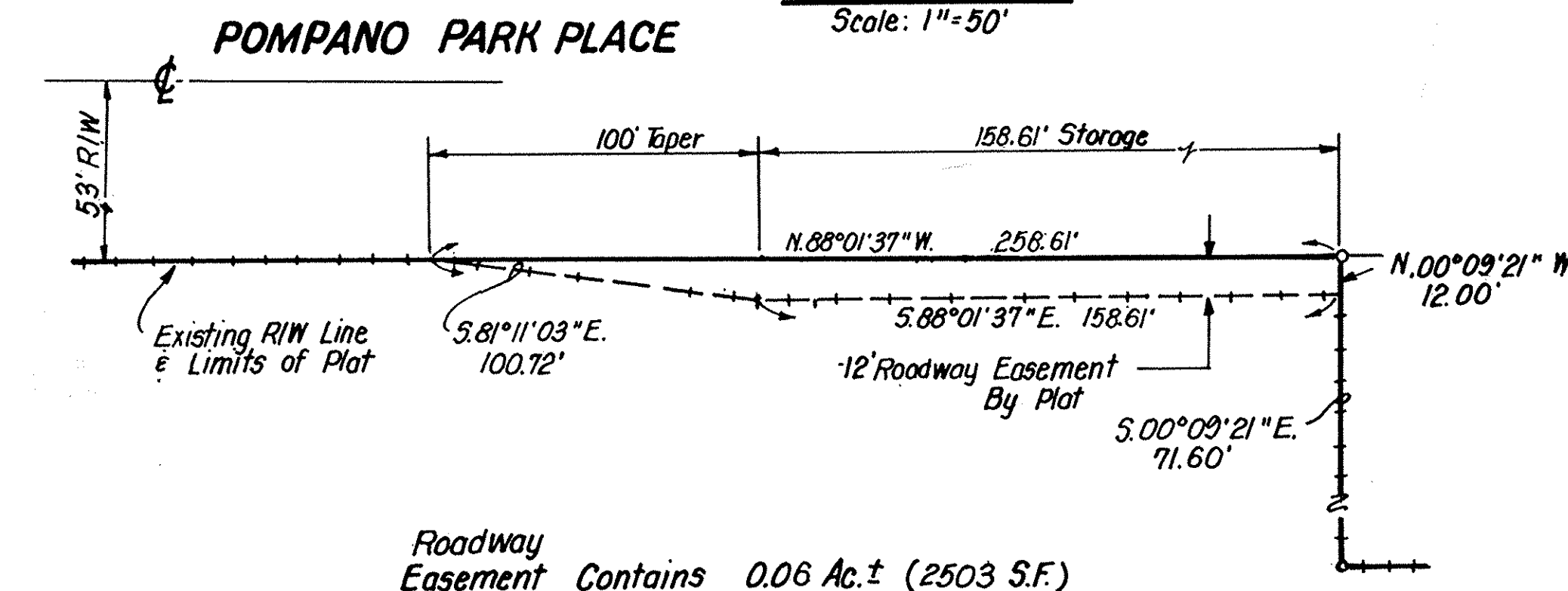
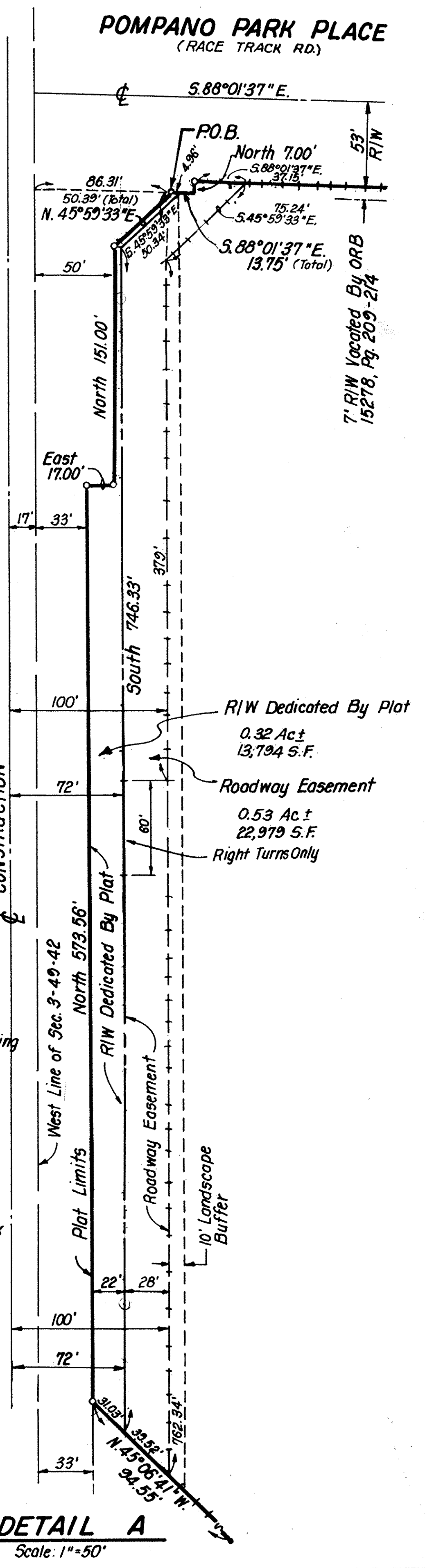
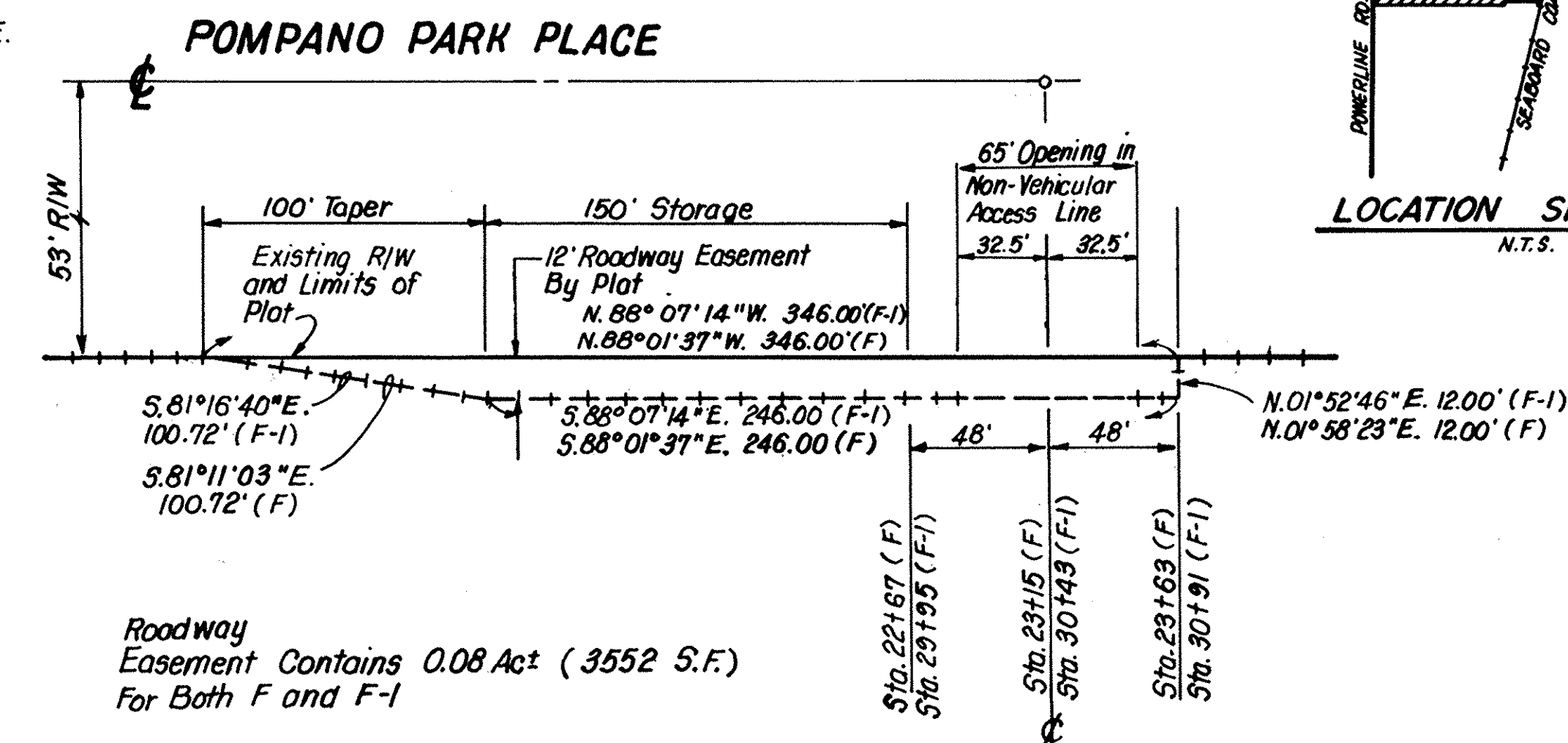
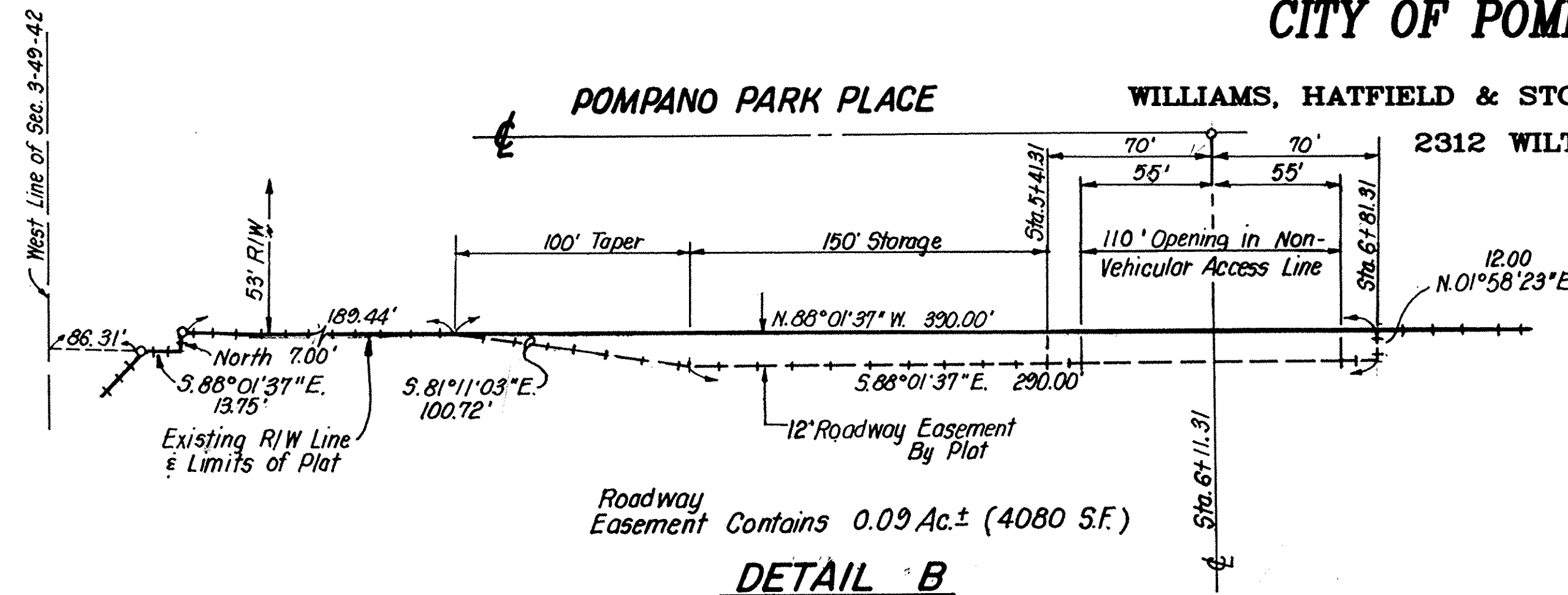
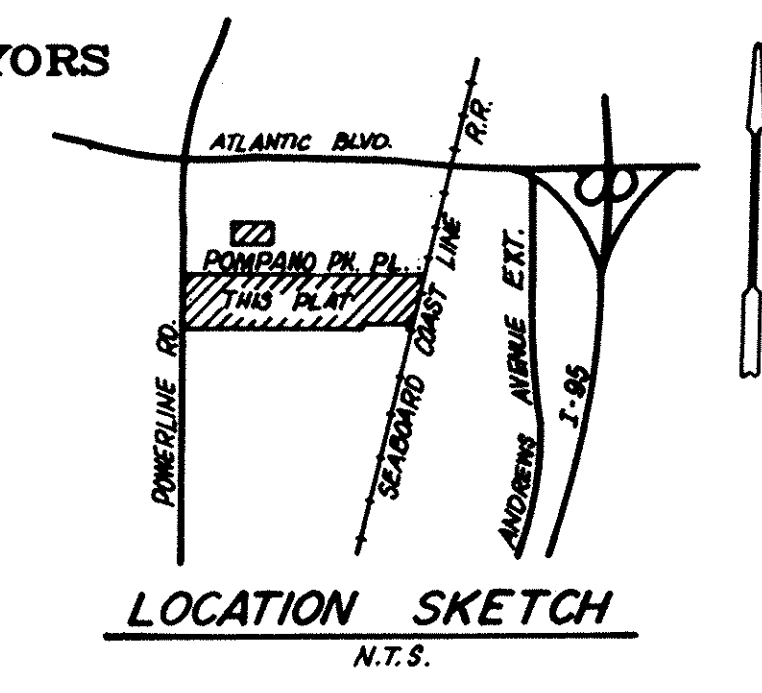
1. o Denotes Set Permanent Reference Monument \* 4039
2. Bench Marks shown hereon are Relative to National Geodetic Vertical Datum of 1929 as established from U.S.C. & G.S. Bench Mark AZ #3 to Jill, U.S.C. & G.S. Monument 70' East of S.C.L.R.R., 270' North S.W. Cor. Chris Craft Plant Elev. 9.596
3. P.O.C. Indicates Point of Commencement.
4. P.O.B. Indicates Point of Beginning
5. Bearings shown hereon are based on Assumed Meridian of North along the West Line of Section 3-49-42.
6. Existing Utility Easements shown hereon (and dedicated by separate instruments) will be vacated by separate instruments (as required), and additional utility easements (as required) will be dedicated in the future by separate instruments. Additional utility easements required by the City will be shown on Future Site Plans and will be dedicated to the City by separate instruments.
7. +---+ Indicates Non-Vehicular Access Line (NYAL)
8. This Plat is restricted to 535,000 Sq. Ft. of Office Use, a 250 Room Hotel, and 495,000 Sq. Ft. of Industrial Use (Consisting of 397,000 Sq. Ft. of Office/Service and 98,000 Sq. Ft. of Assembly/Distribution/Warehousing). Industrial Uses, as defined above are restricted to Tract B only. The Hotel is restricted to Tract A only. This note is required by Chapter 5, Article 1X, Broward County Code of Ordinances, and may be amended by agreement with Broward County.
9. The Roadway Easement Line is the "Ultimate Right-of-Way Line" for purposes of determining access requirements, security gate locations, traffic control easements, etc.
10. NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
11. There shall be a 13' Sidewalk and Landscape Easement along Race Track Rd.
12. The Landscape Buffer is not an Easement or right-of-way, and is reserved for the benefit of the Owner, from time to time, of the Parcel.

# ARVIDA POMPANO PARK

A PORTION OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

PZ25-12000023  
09/03/2025

WILLIAMS, HATFIELD & STONER, INC. \* CONSULTING ENGINEERS \* PLANNERS \* SURVEYORS  
2312 WILTON DRIVE, FORT LAUDERDALE, FLORIDA 33305



## PLAT NOTES

1. o Denotes Set Permanent Reference Monument # 4039
2. Bench Marks Shown hereon are Relative to National Geodetic Vertical Datum of 1929 as established from U.S.C. & G.S. Bench Mark AZ #3 to Jill, U.S.C. & G.S. Monument 70' East of S.C.L. R.R. 270± North S.M. Cor. Chris Craft Plant Elev. 9.596
3. P.O.C. Indicates Point of Commencement
4. P.O.B. Indicates Point of Beginning
5. Bearings shown hereon are based on Assumed Meridian of North along the West Line of Section 3-49-42.
6. Existing Utility Easements shown hereon (and dedicated by separate instruments) will be vacated by separate instruments (as required) and additional utility easements (as required) will be dedicated in the future by separate instruments. Additional Utility Easements required by the City will be shown on Future Site Plans and will be dedicated to the City by separate instrument.
7. +---+ Indicates Non-Vehicular Access Line (NVAL).
8. This Plat is restricted to 535,000 Sq. Ft. of Office Use, a 250 room Hotel, and 495,000 Sq. Ft. of Industrial Use (consisting of 397,000 Sq. Ft. of Office/Service and 98,000 Sq. Ft. of Assembly/Distribution/Warehousing). Industrial Uses, as defined above, are restricted to Tract B only. The Hotel is restricted to Tract A only. This note is required by Chapter 5, Article IX, Broward County Code Ordinances, and may be amended by agreement with Broward County.

9. The Roadway Easement Line is the "Ultimate Right-of-Way Line" for purposes of determining access requirements, security gate locations, traffic control easements, etc.
10. NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.
11. There shall be a 13' Sidewalk and Landscape Easement along Race Track Road.
12. The Landscape Buffer is not an easement or right-of-way and is reserved for the benefit of the Owner, from time to time, of the Parcel.