

DRC  
PZ23-12000032  
08/07/2024

DRC  
PZ23-12000032  
09/18/2024

CFN # 108941196,  
Page1 of 2  
Recorded 10/27/2009 at 02:37 PM

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the City Planning and Zoning Board of Pompano Beach, Florida, has hereby approved and accepted this plat 28th day of JANUARY, 20 09. (City of Pompano Beach P&Z # 08-14000008)  
By: George Fivek, Chairman, this 25 day of FEBRUARY, 20 09.

CITY COMMISSION

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF COUNTY OF BROWARD THE CITY OF POMPANO BEACH, FLORIDA in and by RESOLUTION NO. 2009-121, adopted by the said City Commission, this 24th day of February, 20 09.

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.

Attest: Mary Chambers, City Clerk, this 3rd day of MARCH, 2009.  
By: Lamar Fisher, Mayor, this 3rd day of March, 20 09.

CITY ENGINEER'S SIGNATURE

This plat is approved and accepted for record this 27th day of FEBRUARY, 20 09.  
By: Helen Gray, P.E., City Engineer, Florida P.E. Registration No. 519231

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

This plat is approved and accepted for record this 29th day of July, 2009.  
By: Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been approved and accepted for record.

By: Robert P. Legg, Jr. 7/28/09 (date) Professional Surveyor and Mapper Florida Registration Number: LS 4030  
By: Richard Tornese 1/29/09 (date) Director Professional Engineer Florida Registration Number 40263

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way for trafficways, this 28th day of August, 20 08.  
By: 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 23rd day of October, 20 09.

By: 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 14th day of April, 2009. ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR  
By: Deputy- Mayor - Broward County, Florida.

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

This plat filed for record this 27th day of OCTOBER, 20 09, in BOOK 179 of PLATS, at Page 3, record verified.  
ATTEST: ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR By: Deputy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, COUNTY OF BROWARD subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 16th day of July, 2009. The BENCH MARKS shown are referenced to NATIONAL GEODETIC VERTICAL DATUM OF 1929 and were established in conformity with the standards adopted by the National Ocean Survey for Third Order Vertical Control. This plat conforms to all applicable sections of Chapter 61G17-6, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 23rd day of May, 2008.

By: Jerald A. McLaughlin  
Registered Land Surveyor No. 5269  
State of Florida.  
for McLAUGHLIN ENGINEERING COMPANY  
400 Northeast 3rd Avenue Fort Lauderdale, Florida 33301  
Certificate of Authorization Number: 19 21



DEDICATION

STATE OF NORTH CAROLINA SS KNOW ALL MEN BY THESE PRESENTS: That BONSAI AMERICAN, INC., a Delaware corporation, COUNTY OF MECKLENBURG owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "BONSAL AMERICAN PLAT", being a plat of a portion of the Southeast one-quarter (SE 1/4) of Section 27, Township 48 South, Range 42 East, Broward County, Florida.

The additional thoroughfare dedication is hereby dedicated to the public for roads and road related purposes. Easements, as shown hereon, are hereby dedicated to the public for purposes as indicated.

IN WITNESS WHEREOF: We hereunto set our hands in the City of CHARLOTTE, County of MECKLENBURG

State of NORTH CAROLINA, this 5th day of JUNE, 2008.

Bonsal American Inc., a Delaware Corporation

Officer: William Ashton Name Printed WILLIAM ASHTON Title: VP OPERATIONS

Officer: Gil Seco Name Printed GIL SECO Title: CHIEF FINANCIAL OFFICER

Witness (as to both): Mary L. Hamilton Name of witness printed MARY L. HAMILTON

Witness (as to both): Minnie D. Stecker Name of witness printed Minnie D. Stecker

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA SS The foregoing instrument was acknowledged before me this 5th day of JUNE, 2008, COUNTY OF MECKLENBURG by WILLIAM ASHTON, being the VP OPERATIONS and by GIL SECO, being the CFO of Bonsal American Inc., a Delaware corporation, on behalf of said Corporation.

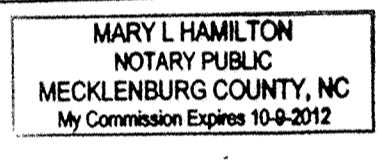
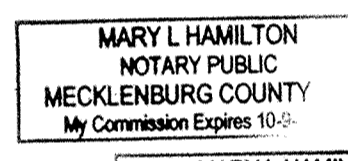
They are

[ ] personally known to me or [ ] have produced, as identification, and

[ ] did take and oath. [ ] did not take an oath.

NOTARY PUBLIC Mary L. Hamilton STATE OF NORTH CAROLINA

Name of Notary printed MARY L. HAMILTON



SEAL

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"BONSAL AMERICAN PLAT"  
A PORTION OF THE SE 1/4 OF SECTION 27,  
TOWNSHIP 48 SOUTH, RANGE 42 EAST,  
CITY OF POMPANO BEACH,  
BROWARD COUNTY, FLORIDA  
MAY, 2008

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SHEET 2 OF 2 SHEETS

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION(28), P.Z. 12000032

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.

**PLAT RESTRICTION**  
This plat is restricted to 130,902 square feet industrial use (65,902 square feet existing and 65,000 square feet proposed). Industrial buildings are further restricted to no more than 30% ancillary office per bay or single tenant building. Banks and commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.  
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 property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

**CITY OF POMPANO BEACH PLAT RESTRICTION**  
All facilities for the distribution of electricity, telephone and cable television shall be installed underground.

**SURVEYOR'S NOTES**  
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 Broward County, Florida.

Reference Bench Mark: Broward County Bench Mark #832, W.H.S. Benchmark #344, Southeast bolt on railroad warning light base North of N.W. 15th Street at the CSX Railroad tracks.  
Bench Mark Elevation = 16.22 (Bench Mark Elevation is referenced to the National Geodetic Vertical Datum of 1929)

Bearings shown refer to an assumed meridian, and assume the North line of the SE 1/4 of said Section 27-48-42, as North 89°50'34" East, as referenced by found monuments as shown hereon.

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by April 14, 2024, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as the County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property 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

If construction of project water lines, sewer lines, drainage, and internal roads have not been substantially completed by April 14, 2024, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code.

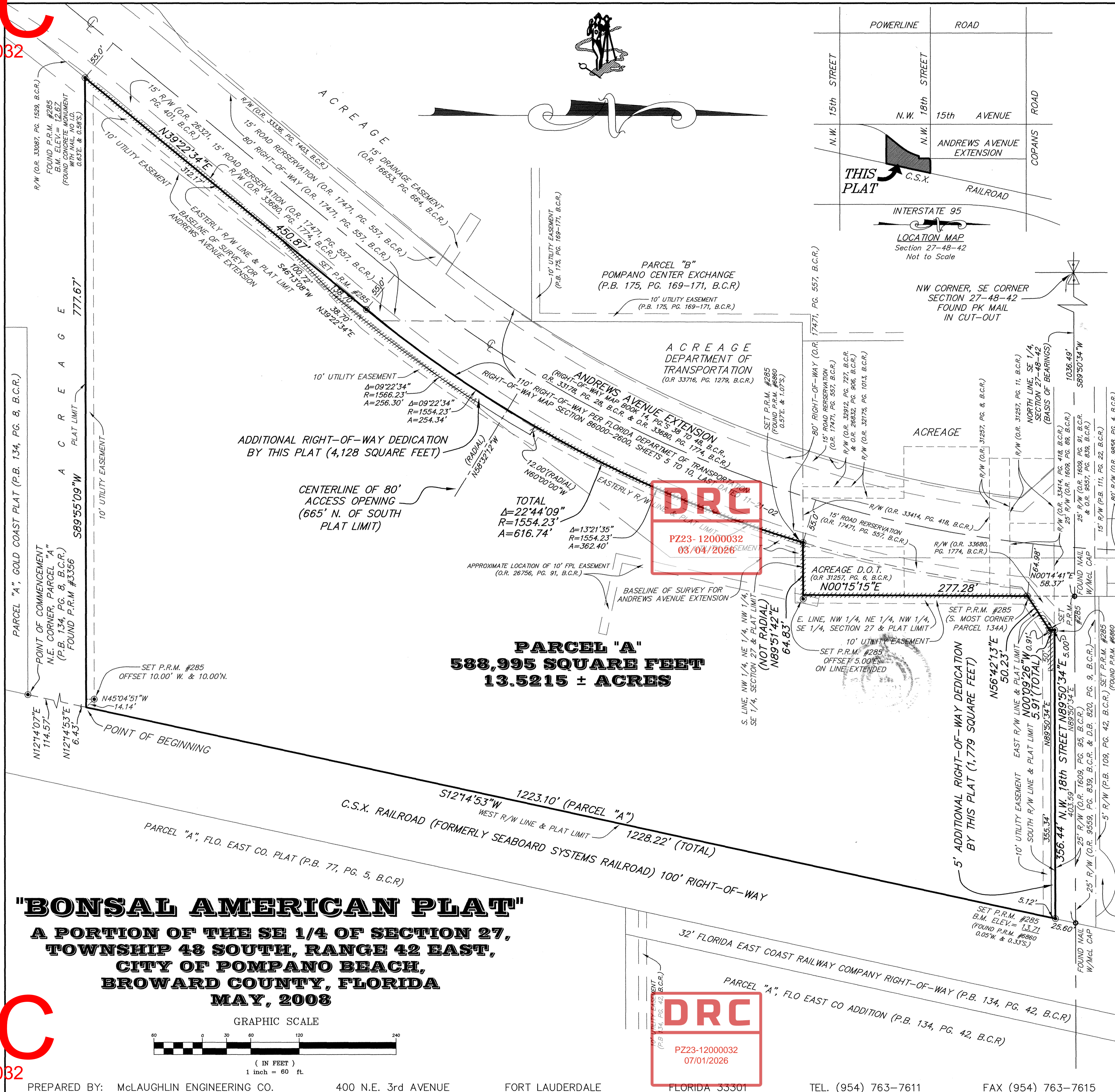
The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

**LEGAL DESCRIPTION:**

A portion of the Southeast one-quarter (SE 1/4) of Section 27, Township 48 South, Range 42 East, Broward County, Florida, lying West of the C.S.X. Railroad, being more particular described as follows:  
Commencing at the Northeast corner of Parcel "A", GOLD COAST PLAT, according to the plat thereof, as recorded in Plat Book 134, Page 8, of the Public Records of Broward County, Florida; thence North 12°14'07" East, on the Northerly extension of the East line of said Parcel "A" and the West right-of-way line of the said C.S.X. Railroad, a distance of 114.57 feet; thence North 12°14'53" East, a distance of 6.43 feet to the Point of Beginning; thence South 89°55'09" West, a distance of 777.67 feet to a point on the Easterly right-of-way line of Andrews Avenue Extension, pursuant to Stipulated Final Judgment as to Parcels 135 and 717, as recorded in Official Records Book 33680, Page 1774, of the Public Records of Broward County, Florida, said point being 55.00 feet East of the centerline of said Andrews Avenue Extension, as defined by the Florida Department of Transportation Right of Way Map of Andrews Avenue Extension, Section 86000-2600, Sheets 5 through 10; thence North 39°22'34" East, on said Easterly right-of-way line of Andrews Avenue Extension, a distance of 450.87 feet to a point of curve; thence Northeasterly on said Easterly right-of-way line and on said curve to the left, with a radius of 1,554.23 feet, a central angle of 22°44'09", an arc distance of 616.74 feet to the South line of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 27; thence North 89°51'42" East, on said South line, a distance of 64.83 feet; thence North 00°15'15" East, on the East line of the said Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of said Section 27, a distance of 277.28 feet to the Southern most corner of Parcel 134A as in said Official Records Book 33680, Page 1774, of the Public Records of Broward County, Florida and the said Easterly right-of-way line of Andrews Avenue Extension; thence North 56°42'13" East, on said Easterly right-of-way line, a distance of 50.23 feet; thence North 00°09'26" West, on the said Easterly right-of-way line, a distance of 5.91 feet to the South line of N.W. 18th Street pursuant to Official Records Book 1609, Page 95, of the Public Records of Broward County, Florida, being a point on a line 25.00 feet South of and parallel with the North line of the Southeast one-quarter (SE 1/4) of said Section 27; thence North 89°50'34" East, on said South right-of-way line and on said parallel line, a distance of 356.44 feet to the West right-of-way line of said C.S.X. Railroad; thence South 12°14'53" West, on said West right-of-way line, a distance of 1228.22 feet to the Point of Beginning.

Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida, and containing 594,902 square feet or 13.6571 acres, more or less.

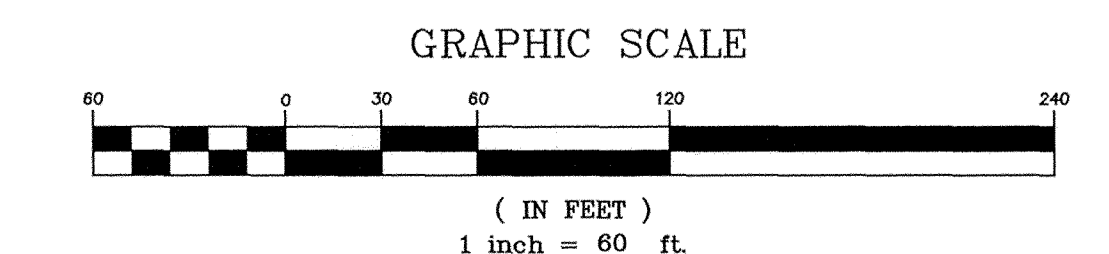
- LEGEND**
- P.R.M. - indicates Permanent Reference Monument (4"x4"x24" Concrete monument w/brass disk stamped "McLaughlin Eng. Co."-L.B. 285 or #3356)
  - NO. - indicates number
  - B.M. ELEV. - indicates Bench Mark Elevation
  - L.B. - indicates Licensed Business Number
  - P.B. PG. - indicates Plat Book & Page
  - B.C.R. - indicates Broward County Records
  - ℄ - indicates centerline of Right-of-way
  - O.R., PG., - indicates Official Record, Page
  - D.B., PG. - indicates Deed Book, Page
  - indicates Non-Vehicular Access Line
  - R/W - indicates Right-of-Way
  - D.O.T. - indicates Department of Transportation (FOUND ...)
  - - indicates monuments found in close proximity to P.R.M.'s not shown graphically because of scale limitations.



**PARCEL "A"**  
588,995 SQUARE FEET  
13.5215 ± ACRES

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