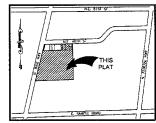
POMPANO CROSSINGS

PLAT BOOK _____ PAGE _

SHEET 1 OF 5

A PORTION OF TRACTS 1, 4, 5, 8, & 9, PLAT OF SECTIONS 13, 24, 25, & 26, TOWNSHIP 48 SOUTH RANGE 42 EAST RECORDED IN PLAT BOOK B, PAGE 164, M.D.C.R. LYING IN SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



LOCATION SKETCH NOT TO SCALE

DESCRIPTION:

PORTIONS OF TRACTS 5 AND 8 OF SAID SECTION 13, MORE FULLY

THE REST TO GO FIET AND THE WEST TO GO FIET (AS MEASURED AT RIGHT ANGLES) OF TRACT I. LESS THE MORTH AS GO FEST HEREOF AND ALL OF TRACT A OF THE SUBDIVISION OF SECTION 13, TOWNSHIP AS SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 164, OF THE PUBLIC RECORDS OF MAINT—DADE COUNTY, FLORING.

PORTIONS OF TRACTS 5 AND 8 OF SAID SECTION 13, MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 5; THENCE SOUTH 00735 47" WEST, ON THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 25-33.7 FETTY THENCE LYBERT OF THE STATE OF TAID TRACTS 6 AND 5, A DISTANCE OF 475-75 FEET; THENCE DUE EAST, A DISTANCE OF 1-13.75 FEET TO THE POINT OF SEGNINION.

SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PORTIONS OF TRACT 5 AND 8, AND ALL OF TRACT 9 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 164, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 9; THENCE
SOUTH 89*59*L4" WEST, ON THE SOUTH LINE OF SAID TRACT 9, A
DISTANCE OF 1881.74 FEIT, THENCE MORTH 15738*59" EAST, ON THE
EAST RICHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, AND
ON THE WEST LINES OF SAID TRACTS 9, 8 AND 5, A DISTANCE OF
552.85 FEET: THENCE SOUTH 74*21'01" EAST, A DISTANCE OF 109.57
FEET; THENCE NORTH 19708 10" EAST, A DISTANCE OF ALOY EET;
THENCE DUE EAST, ON THE A LIME PARALLER WITH THE NORTH MOST
WEST TON THE EAST NICES OF SAID TRACTS, B AND 9, A DISTANCE
OF 736.75 FEET 10 THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

TOGETHER WITH:

THE WEST 150 FEET OF THE EAST 30S FEET OF TRACT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING EAST OF THE FLORIDA EAST COAST RAILWAY RIGHT - 0F-WAY, LESS THE NORTH 3 FEET THEREOF, ACCORDING TO THE PLAT THEREOF, AS RECONDED IN PLAT BOOK 8, PAGE 164, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. SAID LAND SITUATE, LYING AND BEING IN BROWARD COLVENT, FLORIDA.

THE EAST ISS FEET OF LOT I. LESS THE EAST 30 FEET THEREOF AND LESS THE NORTH AS FEET THEREOF. LESS THE NORTH AS FEET THEREOF. LESS THE NORTH AS FEET THEREOF, OF THE SUBDIVISION OF SECTION 13, TOWNSHIP AS SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 184, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LAND SITUATE, LITING AND BEING IN BROWARD COUNTY, CHORIDA, SAID LAND SITUATE, LITING AND BEING IN BROWARD COUNTY.

A PORTION OF TRACT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, RECORDED IN PLAT BOOK 8, PAGE 164, OF THE PUBLIC RECORDS. OF DADE COUNTY, FLORIDA, BERN DONE THE EAST 444 FEET OF TRACT 1, SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY,FLORIDA, LESS THE NORTH 35 FEET THEREOF FOR ROAD RIGHT-OF-WAY FOR N.E. 48TH STREET, AND LESS THE SOUTH 18 FEET OF THE NORTH 35 FEET THEREOF, AS ADDITIONAL ROAD RIGHT-OF-WAY FOR N.E. 48TH STREET, AND LESS THE SOUTH 18 FEET OF THE NORTH 53 FEET THEREOF, AS ADDITIONAL ROAD RIGHT-OF-WAY FOR N.E. 48TH STREET, SAID LAND SITUATE IN SROWARD COUNTY, FLORIDA.

THE WEST SO FEET OF THE EAST 504 FEET OF LOT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 164, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS STUATE, LYING AND SEINS IN BROWARD COUNTY, FLORIDA, LESS THE

SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 2,124,200 SQUARE FEET OR 48.765 ACRES MORE OR LESS.

CITY REQUIRED AREA TABULATION:

GROSS AREA NET AREA

2,157,883

DEDICATION:

STATE OF MENUSCRY | SS KNOW ALL MEN BY THESE PRESENTS THAT JAMES COUNTY OF HISTORY | SKNOW ALL MEN BY THESE PRESENTS THAT JAMES ROWER HORMAY MOUSTRAL FAW DC LLC A DEGWARE (HITTED LIBBILITY DESCRIPTION OF THE PROPERTY OF TH

PARCEL "C" AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS 2 DAY OF APRIL _______, 2018.

WITNESS: MATERAS WITNESS: Metholitales PRINT NAME MATTHEW KULD

IPT DIXIE HIGHWAY INDUSTRIAL PARK DC, LLC, DELAWARE LIMITED LIABILITY COMPANY

JAMES R. MURRAY SENIOR VICE PRESIDENT

PLANNING AND ZONING BOARD:

CITY CLERK

ASCELETA HAMMOND

ENGINEERING:

CITY COMMISSION

IN WITNESS WHEREOF SAID CITY COMMISSION

CITY OF POMPANO BEACH APPROVALS:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA HAS ACCEPTED AND APPROVED THIS PLAT THIS _____DAY __ A.D., 201 .

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ____ DAY OF____

CITY ENGINEER

NO BUILDING FEMALS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AMAD/OR CONVESSION OF A BUILDING WITHIN THIS PLAT UNIT. SUCH THEM AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

PLANNING AND ZONING BOARD CHAIR FRED STACER

CITY ENGINEER

COUNTY COMMISSION

JOHN SFIROPOULOS

COUNTY ENGINEER

CITY MAYOR LAMAR FISHER

ACKNOWLEDGEMENT:

STATE OF THE STATE

WITNESS MY HAND AND OFFICIAL SEAL THIS 200 DAY OF PARL 2018.

MY COMMISSION EXPIRES:

MICHELLE LYNN ALBRIZIO NUTAHY PUBLIC STATE OF NEW JERSEY ID ≠ 2400034 3510N EXPIRES BEPT. 7, 2028 M AIR MICHELLE ALBRITIO BROWARD COUNTY PLANNING COUNCIL

EXECUTIVE DIRECTOR OR DESIGNEE

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

DEPUTY

MAYOR-COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

DATE:

9Y:
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER,
REGISTRATION NO. 40263

BY:
ROBERT P. LEGG. JR.
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER
REGISTRATION NO. 4030

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DIRECTOR OR DESIGNEE

SURVEYOR'S CERTIFICATE

COUNTY SURVEYOR

HEREBY CERTIFY THAT THE ATTACKED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SURVIVED 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 SCHOOLS OF CHAPTER 51-17, JORDIA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: 4:3:2018 FOR THE FIRM BY:

SURVEYOR

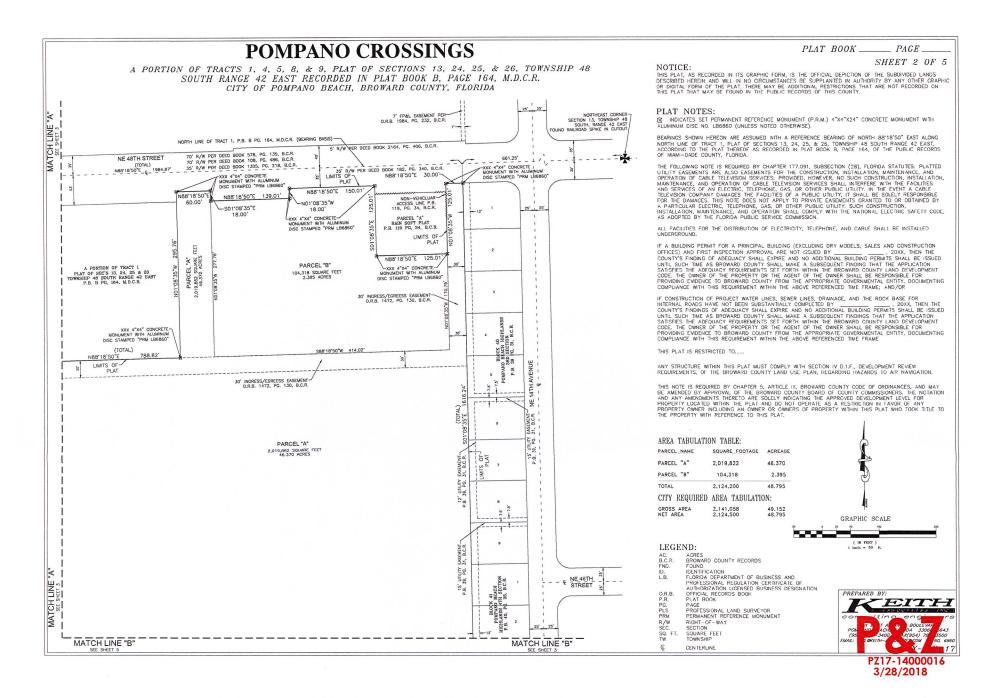
A.M. LAZOWICK
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4105 STATE OF FLORIDA

PREPARED BY:

KEITH 7580011158 consulting engineers

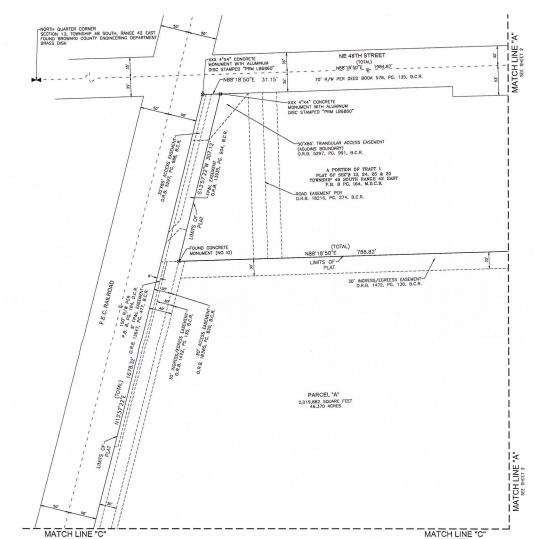
301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX(954) 788-3500 IL: MALEKETT-ASSOCIATES.COM LB NO 6861

036-MP-17



POMPANO CROSSINGS

A PORTION OF TRACTS 1, 4, 5, 8, & 9, PLAT OF SECTIONS 13, 24, 25, & 26, TOWNSHIP 48
SOUTH RANGE 42 EAST RECORDED IN PLAT BOOK B, PAGE 164, M.D.C.R.
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



PLAT BOOK _____ PAGE __

NOTICE:

SHEET 3 OF 5

INOTICE:
HIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS
DESCRIBED HEREIN AND WILL IN NO GROUMSTANCES 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:

MINDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"X4"X24" CONCRETE MONUMENT WITH ALUMINUM DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF MORTH BB'18'50" EAST ALEAST AND MORTH LINE OF TRACT I, PLAT OF SECTIONS 13, 24, 25, 42, 65, 10MNSHIP 48 SOUTH FARST ALEAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PACE 164, OF THE PUBLIC RECORDS OF MAIN!—DADE COUNTY, FLORIDA.

THE FOLLOWING NOTE IS REQUIRED BY CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MANTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, AND THE PROPERTY OF THE DAMACES. THIS NOTE DOES NOT APPLY TO PRIVATE EASTERNIST GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, ELECTHON, CAS, OR OTHER PUBLIC UTILITY, IN THE PROPERTY OF THE DAMACES. THIS NOTE DOES NOT APPLY TO PRIVATE EASTERNIST GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, ELECTHON, CAS, OR OTHER PUBLIC UTILITY, ONCY CONSTRUCTION, INSTALLATION, MAINTAINED, AND OFFICE OF THE PUBLIC UTILITY, ONCY CONSTRUCTION, INSTALLATION, THE PROPERTY OF THE PUBLIC PUBLIC PROPERTY OF THE PUBLIC PUBLIC

ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND INEST INSPECTION APPROVAL AER NOT ISSUED BY 200X, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH THAT AS BROWARD COUNTY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH THAT AS BROWARD COUNTY LAND DEVELOPMENT SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE OF BROWARD COUNTY FROM THE AGENT OF THE COVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE AGOVE REFERENCED TIME FRAME, AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMMETED BY COMMETCHED BY COUNTY'S FROINGS OF ADDROLACY SHALL EXPIRE AND NO ADDROLAT SHALL EXPIRE AND NO ADDROLAT SHALL EXPIRED AND SHALL SHAL

THIS PLAT IS RESTRICTED TO

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 K, BROYARD CLUMITY COLE OF ORDINANCES, AND MAY EL ALGADED IN APPROVAL OF THE DROWNAND COUNTY DEADED OF COUNTY COMMISSIONERS. HE NOTATION NAME AND ARRIVED AND THE PROPERTY OF THE PROPERTY COLORED OF THE PROPERTY COLORED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN TAXON OF ANY PROPERTY COMER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

