

Amended 114843019

CFN # 109690354,
Page1 of 2
Recorded 11/04/2010 at 03:58 PM

RLJ COMMERCIAL

A PORTION OF
SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
SEPTEMBER, 2009

LEGAL DESCRIPTION

THOSE PORTIONS OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE SOUTH 75 FEET OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTH 2/5THS OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST; AND ALL THAT PART OF THE EAST 1/2 OF THE SOUTH 1/5 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD EXTENSION; EXCEPTING THEREFROM THE EAST 25 FEET OF EACH TRACT ABOVE DESCRIBED

TOGETHER WITH:

THAT PORTION OF TRACT NO. 40 COLLIER CITY, UNRECORDED, LYING NORTH AND EAST OF THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD EXTENSION BEING IN THE WEST 1/2 OF THE SOUTH 1/5 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 43,150.49 SQUARE FEET (0.99 ACRES +/-)

LEGAL DESCRIPTION CONTINUED ON SHEET 2 OF 2

DEDICATION

STATE OF FLORIDA] s.s. KNOW ALL MEN BY THESE PRESENTS THAT RLJ LLC, A COMPANY IS THE OWNER OF THE COUNTY OF BROWARD] LANDS SHOWN TO BE PLATTED IN THE MANNER SHOWN HEREON, TO BE KNOWN AS "RLJ COMMERCIAL" PLAT. THE INGRESS/EGRESS AND UTILITY EASEMENTS AND RIGHT OF WAY SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, I, LEONARD KARAM, HAVE HEREUNTO SET MY HAND THIS 5th DAY OF January, 2010.

WITNESS:

PRINT NAME: MARTY L. WAITE

WITNESS:

PRINT NAME: Kelly Thompson Corvell

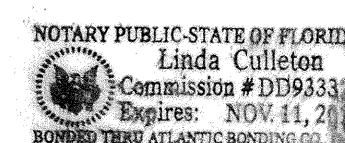
ACKNOWLEDGEMENT

STATE OF FLORIDA] s.s. I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, COUNTY OF BROWARD] LEONARD KARAM, THE PERSON KNOWN TO ME AND DESCRIBED WITHIN, AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT BROWARD COUNTY, FLORIDA THIS 5th DAY OF January, 20 10.

MY COMMISSION EXPIRES: 11-11-13

Linda Cullerton
NOTARY PUBLIC-STATE OF FLORIDA



PREPARED BY:
GATOR ENGINEERING CONSULTANTS, P.A.
10620 GRIFFIN ROAD, SUITE 102
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PHONE (954) 434-5905
WITH
ACCURATE LAND SURVEYORS, INC.
1150 E ATLANTIC BOULEVARD
POMPANO BEACH, FL 33060
PHONE (954) 782-1441

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 FOR TRAFFICWAYS THIS 3rd DAY OF December, 20 09 A.D.

BY:

[Signature]
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 29 DAY OF October, 20 10 A.D.

BY:

[Signature]
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - RECORDING SECTION
THIS INSTRUMENT WAS FILED FOR RECORD THIS 4 DAY OF November, 20 10 A.D., AND RECORDED IN PLAT BOOK 179, PAGE 131, RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY:

[Signature]
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 25th DAY OF May, 20 10 A.D.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY:

[Signature]
DEPUTY

BY:

[Signature]
MAYOR-COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION
THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: [Signature]
ROBERT P. LEGG, JR.

10/26/10
DATE

BY:

[Signature]
DIRECTOR

10/29/10
DATE

PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4030

PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 40263

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 29 DAY OF October, 20 10 A.D.

BY:

[Signature]
DIRECTOR/DESIGNEE

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY OF POMPANO BEACH, FLORIDA, AS SHOWN HEREON, AND BY RESOLUTION NO. 2010-119 DULY ADOPTED BY SAID CITY COMMISSION ON THIS 9th DAY OF MARCH, 20 10. 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, THE SAID CITY COUNCIL HAS CAUSED THESE PRESENTS TO BE ATTESTED TO BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID TOWN TO BE AFFIXED THIS 8th DAY OF April, 20 10.

BY:

[Signature]
CITY CLERK, MARY L. CHAMBERS

BY:

[Signature]
MAYOR, LAMAR FISHER

PLANNING & ZONING BOARD

THIS IS TO CERTIFY THAT THE PLANNING & ZONING BOARD OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, HAS HEREBY APPROVED AND ACCEPTED THIS PLAT THIS 14th DAY OF April, 20 10.

BY:

[Signature]
CHAIR, JIM BEESON

ENGINEERING DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 9th DAY OF April, 20 10.

BY:

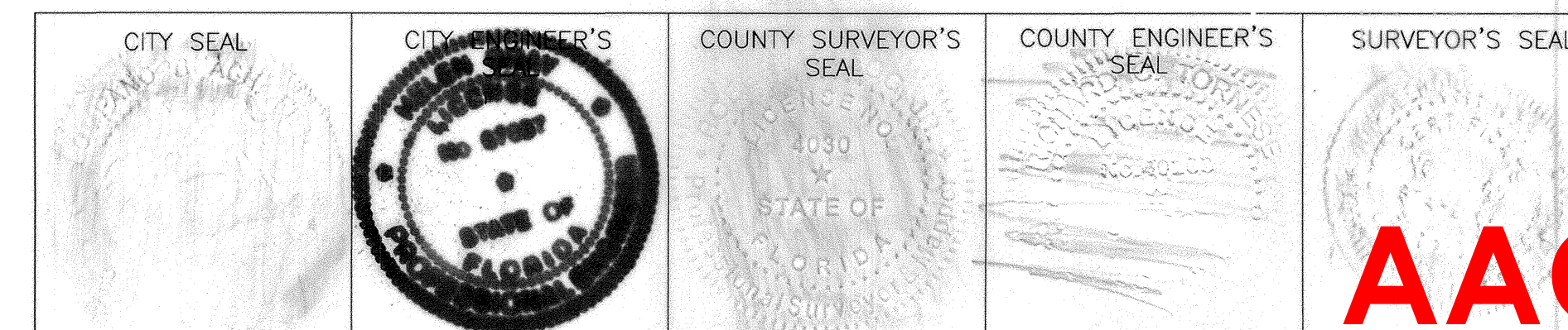
[Signature]
CITY ENGINEER, HELEN GRAY, P.E.

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 I, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 26 DAY OF October, 20 10. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS. PERMANENT CONTROL POINTS, IF SHOWN, WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

DATE: 1-05-10

[Signature]
ROBERT L. THOMPSON
PROFESSIONAL SURVEYOR AND MAPPER NO. 3869
STATE OF FLORIDA
ACCURATE LAND SURVEYORS, INC.
1150 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060
CERTIFICATION OF AUTHORIZATION NO. LB 3635



AAC

PZ20-12000007
2/2/21

AAC

PLANNING FILE NO. 022
PZ20-12000007
03/03/2020

CFN #109690354
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RLJ COMMERCIAL

A PORTION OF
SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA
SEPTEMBER, 2009

RESTRICTIONS:

1) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY MAY 25, 2015 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; AND/OR

2) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY MAY 25, 2015, 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.

THIS PLAT IS RESTRICTED TO 9,600 SQUARE FEET OF COMMERCIAL USE. NO FREE STANDING OR DRIVE-THRU BANK FACILITIES ARE 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.I.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 ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: ALL 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 ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

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 THIS COUNTY.

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

PREPARED BY:
GATOR ENGINEERING CONSULTANTS, P.A.
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POMPAÑO BEACH, FL 33060
PHONE (954) 782-1441

LOCATION SKETCH
(NOT TO SCALE)
SECTION 33, TOWNSHIP 48S,
RANGE 42E

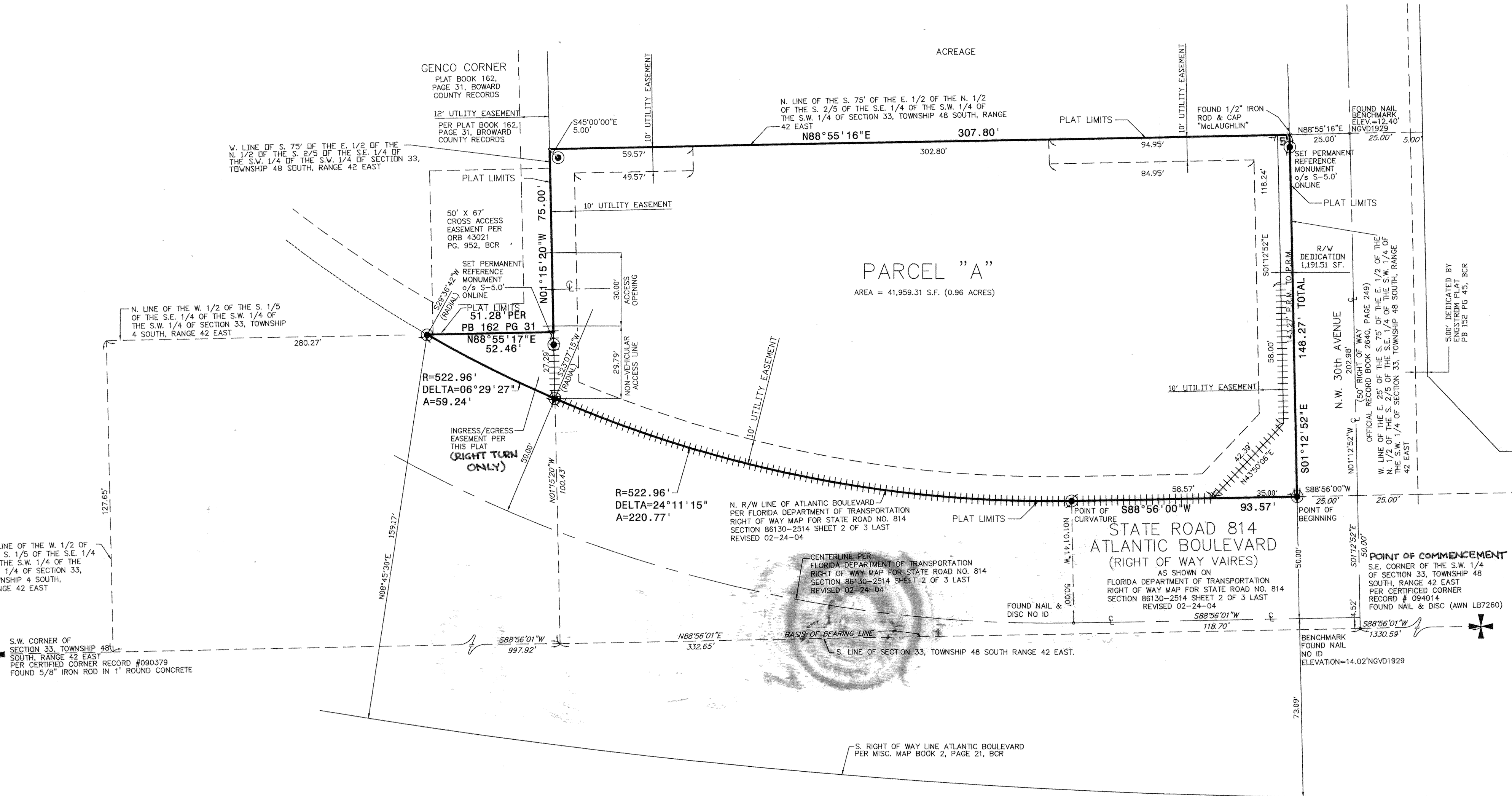
LEGEND OF ABBREVIATIONS:

O.R.B. = OFFICIAL RECORD BOOK
BCR = BROWARD COUNTY RECORDS
RB = PLAT BOOK
PG. = PAGE
C = CENTERLINE
S = SOUTH
W = WEST
E = EAST
NW = NORTH WEST
SE = SOUTH EAST
R = RADIUS
A = ARC LENGTH
R/W = RIGHT OF WAY
NGVD = NATIONAL GEODETIC VERTICAL DATUM
++++ = NON-VEHICULAR ACCESS

SURVEY NOTES:

1. P.R.M. INDICATES A SET PERMANENT REFERENCE MONUMENT COMPOSED OF A 4" X 4" X 24" CONCRETE MONUMENT TOPPED WITH A 3" BRASS DISC STAMPED "PRM L.B. 3635" UNLESS OTHERWISE NOTED.

o INDICATES PERMANENT CONTROL POINT.
2. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, AND WERE ESTABLISHED FROM BROWARD COUNTY BM # 1262. EL. = 14.27' "X" CUT ON SOUTH RIM SOUTHERN BELL TELEPHONE MANHOLE, NORTHEAST CORNER OF NORTHWEST 31 AVE. AND 2 STREET.
3. SURVEY DATA IS LOCATED IN FIELD BOOK 2638-32, SU-09-1172.
4. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 88°56'01" EAST ALONG THE SOUTH LINE OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST.



LEGAL DESCRIPTION (CONTINUED FROM SHEET 1 OF 2)

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, THENCE SOUTH 88°56'01" WEST (BASIS OF BEARING) ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 1330.59 FEET; THENCE NORTH 01°12'52" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 88°56'00" WEST 25.00 FEET TO THE POINT OF BEGINNING BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 814 ATLANTIC BOULEVARD PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86130-2514 LAST REVISED 02-24-04 AND THE WEST LINE OF THE EAST 25.00 FEET OF THE SOUTH 75.00 FEET OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTH 2/5 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 33; THENCE SOUTH 88°56'00" WEST ALONG THE AFOREMENTIONED NORTH RIGHT OF WAY LINE A DISTANCE OF 93.57 FEET TO THE POINT OF CURVATURE OF A 522.96 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°11'15", FOR AN ARC DISTANCE OF 220.77 FEET TO THE POINT OF COMPOUND CURVATURE OF A 522.96 FOOT CURVE CONCAVE NORTHEASTERLY, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°29'27", FOR AN ARC DISTANCE OF 59.24 FEET; THENCE NORTH 88°55'17" EAST, ALONG THE SOUTH LINE OF GENCO CORNER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 162, AT PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR A DISTANCE OF 52.46 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED GENCO CORNER; THENCE NORTH 01°15'21" WEST ALONG THE EASTLINE OF THE AFOREMENTIONED GENCO CORNER, A DISTANCE OF 75.00 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 75.00 FEET OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTH 2/5 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE NORTH 88°55'16" EAST, ALONG THE AFOREMENTIONED NORTH LINE, A DISTANCE OF 307.80 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 25.00 FEET OF THE SOUTH 75.00 FEET OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTH 2/5 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 33; THENCE SOUTH 01°12'52" EAST ALONG THE AFOREMENTIONED WEST RIGHT OF WAY LINE, A DISTANCE OF 148.27 FEET TO THE POINT OF BEGINNING.

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03/03/2020