

FIRST 95 DISTRIBUTION CENTER, PHASE II INSTR #117440319

Plats 183/474

PLAT BOOK 183 PAGE 477

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SHEET 4 OF 4

A RE-PLAT OF A PORTION OF PARCEL "A", AND ALL OF PARCELS "B", "C", "D", AND "E",
BUDGET PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 173, PAGE 56 OF
THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF THE NORTHEAST
ONE-QUARTER (N.E. 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

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.

PLAT NOTES:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED KEITH PRM LB6860 (UNLESS NOTED OTHERWISE).

BEARING SHOWN HEREON IN PARENTHESES (N00°00'00"E) ARE FROM THE BUDGET PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGES 56 & 57, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING NORTH 01°26'36" WEST.

THE FOLLOWING NOTE IS REQUIRED BY CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: 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.

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

THIS PLAT IS RESTRICTED TO DRAINAGE ON PARCEL A AND 500,000 SQUARE FEET OF INDUSTRIAL USE ON PARCEL B.

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.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

THIS PLAT IS SUBJECT TO EASEMENT RECORDED IN INSTRUMENT #116807364, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND:

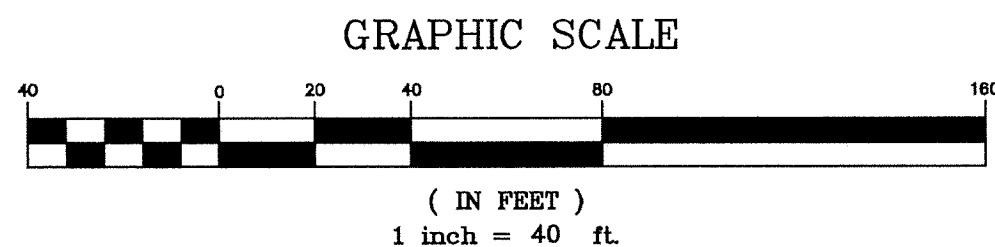
B.C.R.	BROWARD COUNTY RECORDS
(D)	PER RECORD DEEDS
D.B.	DEED BOOK
(F)	FIELD MEASUREMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
F.E.C.	FLORIDA EAST COAST
FND.	FOUND
FP&L	FLORIDA POWER & LIGHT
LB	FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.C.	PAGE
PGS.	PAGES
PRM	PERMANENT REFERENCE MONUMENT
	LIMITED ACCESS LINE
	CENTERLINE
	SECTION CORNER
	QUARTER CORNER

PREPARED BY:



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014-MP-20



MATCH LINE "A" SEE SHEET 3

SEE SHEET 3 MATCH LINE "A"

RAILWAY RIGHT OF WAY PER
D.B. 454, PG. 372, B.C.R.

NON-VEHICULAR ACCESS LINE

WEST LINE
P.B. 173, PG. 56, B.C.R.LIMITS OF
PLAT920.03' (TOTAL)
S01°25'57"E (F)
(S01°25'28"E)

EAST RAILWAY RIGHT OF WAY LINE

F.E.C. RAILWAY
RAILWAY RIGHT OF WAY PER
D.B. 451, PG. 365, B.C.R.E. LINE OF PARCEL "D"
P.B. 173, PG. 56, B.C.R.FND. BRASS DISC IN CONC. MONUMENT
PRM ILLEGIBLE N01°25'57"W 80.32'10' FP&L EASEMENT PER
O.R.B. 30687, PG. 1067, B.C.R.(N01°25'28"W)
S01°25'51"E (F) 110.01'

S89°12'51"W 194.99'

SET NAIL WITH 1.25" ALUMINUM
DISC "PRM KEITH LB6860"(S46°06'10"E)
N46°06'39"W (F) 42.68'SET 4"x4"x24" CONCRETE MONUMENT WITH
2" ALUMINUM DISC "PRM KEITH LB6860"(N89°13'20"E)
S89°12'43"W (F) 165.00'

S. LINE OF PARCEL "D"
N. LINE OF PARCEL "F"
P.B. 173, PG. 56, B.C.R.
LIMITS OF
PLAT

10' UTILITY EASEMENT PER
P.B. 173, PG. 56, B.C.R.

PARCEL "F",
BUDGET PLAT
P.B. 173, PG. 56, B.C.R.

SET 4"x4"x24" CONCRETE MONUMENT WITH
2" ALUMINUM DISC "PRM KEITH LB6860"
OFFSET 1.00' S01°25'51"ESOUTH LINE OF THE N.W. 1/4 OF THE S.E.
1/4 OF THE N.E. 1/4 OF SECTION 34-48-42VACATED 30' RIGHT OF WAY PER
O.R.B. 18937, PG. 400, B.C.R.
FP&L EASEMENT PER
O.R.B. 19187, PG. 31, B.C.R.5' RIGHT OF WAY PER
P.B. 43, PG. 44, B.C.R. 24
UTILITY EASEMENT PER
O.R.B. 18937,
PG. 400, B.C.R.BLOCK 1
"FARMERS INDUSTRIAL SITES"
P.B. 43, PG. 44, B.C.R. 22BLOCK 2
"FARMERS INDUSTRIAL SITES"
P.B. 43, PG. 44, B.C.R. 21N.W. 12TH COURT (PLAT)
5' RIGHT OF WAY PER
P.B. 173, PG. 56, B.C.R.
50' RIGHT OF WAY PER
O.R.B. 577, PG. 533, B.C.R.

S00°47'09"E 71.99'

CENTERLINE OF 20' ACCESS EASEMENT

20' ACCESS & UTILITY EASEMENT PER
INSTRUMENT NO. 116906197 B.C.R.PARCEL "B"
814,434 SQUARE FEET
OR 18.897 ACRES
MORE OR LESSLIMITS OF
PLATRIGHT OF WAY PER
O.R.B. 4300, PG. 119, B.C.R.

INTERSTATE 95

350' RIGHT OF WAY PER F.D.O.T. RIGHT OF
WAY MAP SECTION 86070-2524, SHEET 12
OF 15, LAST REVISED 11-16-17WEST LIMITED ACCESS LINE PER F.D.O.T.
RIGHT OF WAY MAP SECTION 86070-2524NON-VEHICULAR ACCESS LINE
SET NAIL WITH 1.25" ALUMINUM
DISC "PRM KEITH LB6860"S01°25'34"E 663.93'
(TOTAL)EAST LINE OF THE (NW 1/4) NORTHWEST
ONE-QUARTER OF THE (SE 1/4) SOUTHEAST
ONE-QUARTER OF THE (NE 1/4) NORTHEAST
ONE-QUARTER OF SECTION 34-48-42(BEARING BASIS)
N01°26'36"W 1091.25'EAST LINE OF THE (NE 1/4) NORTHEAST
ONE-QUARTER OF SECTION 34-48-42SURVEY BASLINE PER F.D.O.T. RIGHT
OF WAY MAP SECTION 86070-2524

N01°26'36"W 674.34'

1119+00
1118+00
1117+00
1116+00
1115+00
1114+00
1113+00
1112+00
1111+00
1110+00
1109+00