

BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SEC. 27, T.48 S., R.42 E. AND PARTIALLY BEING A REPLAT OF A PORTION OF YELLOW FREIGHT PLAT, P.B. 94, P.33, B.C.R., CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

0 200 400 600 800 1000 1500 2000

SCALE IN FEET

ONE INCH = ONE HUNDRED FIFTY FEET

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 2 day of OCT., 1980

Witness: J. M. Sample Witness: J. W. H. Langley Charles M. Neviaser Charles M. Neviaser, individually & as power of attorney
ACKNOWLEDGEMENT
 STATE OF FLORIDA ss I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, CHARLES M. NEVIASER,
 COUNTY OF BROWARD individually & power of attorney, to me well known to be the individual described in and who executed the foregoing dedication and he acknowledged before me that he executed
 the same freely and voluntarily for uses and purposes therein expressed. WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 2nd day of Oct,
 1980. My Commission Expires the 11th day of August, 1982. NOTARY PUBLIC: John C. Smith STATE OF FLORIDA

O.S. SINDELL and FANNY F. SINDELL, owners and holders of a mortgage on this property, recorded in O.R. BOOK 4976, at PAGE 40, Broward County Records, does hereby join in the dedication shown hereon.

IN WITNESS WHEREOF: We hereunto set our hands in the City of Fort Lauderdale, County of Broward, State of Florida, this 24th day of September, 1980.

Witness: _____ Witness: _____ O. S. Sindell: _____
 Witness: _____ Witness: _____ Fanny F. Sindell: _____
ACKNOWLEDGEMENT
 STATE OF FLORIDA SS I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, O.S. SINDELL and FANNY F. SINDELL, to me well known to be the individuals described in and who executed the foregoing dedication and they acknowledged before me that they executed the same freely and voluntarily for uses and purposes therein expressed. WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 24th day of September, 1980.
 My Commission Expires the 23rd day of May, 19 83. NOTARY PUBLIC: Henry Alan Wilson STATE OF FLORIDA.

A portion of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of Section 27, Township 48 South, Range 42 East, more fully described as follows: Commencing at the Northwest corner of the Northeast one-quarter (NE 1/4) of Section 27; thence South 1°22'17" East along the West line of said Northeast one-quarter (NE 1/4) of Section 27, a distance of 430 feet; thence North 88°34'00" East, a distance of 50 feet to the Point of Beginning; thence continuing North 88°34'00" East, a distance of 525.02 feet; thence North 1°26'00" West a distance of 375 feet, thence South 88°34'00" West along a line 55 feet South of and parallel with the North line of said Section 27, a distance of 525.02 feet; thence South 1°22'17" East along a line 50 feet East of and parallel with the West line of said Northeast one-quarter (NE 1/4) of Section 27, a distance of 375 feet to the Point of Beginning; TOGETHER WITH: The Northwest one-quarter (N.W. 1/4) of the Northeast one-quarter (N.E. 1/4) of said Section 27, LESS

West line of said Northeast one-quarter (NE 1/4) of Section 27, a distance of 375 feet to the Point of Beginning; TOGETHER WITH: The Northwest one-quarter (NW 1/4) of The Northeast one-quarter (NE 1/4) of said Section 27, LESS the North 490 feet thereof, AND LESS that certain right-of-way as recorded in O.R. BOOK 4082, PAGE 600 and DEED BOOK 699, PAGE 235, of the public records of Broward County; ALSO TOGETHER WITH: All that portion of the South 228 feet of the Northeast one-quarter (N.E. 1/4) of the Northeast one-quarter (N.E. 1/4) of said Section 27, lying West of the Seaboard Coast Line Railroad Company's 100 foot right-of-way; ALSO TOGETHER WITH: The Northeast one-quarter (N.E. 1/4) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 27; ALSO TOGETHER WITH: The Northwest one-quarter (NW 1/4) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 27, LESS the West 30 feet and North 100 feet thereof and also LESS the South 500 feet of the North 600 feet of the East 400 feet of the West 430 feet thereof. Said land also being a portion of Parcel "A", YELLOW FREIGHT PLAT, as recorded in Plat Book 94, Page 33, of the public records of Broward County, Florida; ALSO TOGETHER WITH: The West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 27; LESS the South 25 feet thereof; AND ALSO TOGETHER WITH: The East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 27, LESS the South 25 feet thereof.

ALSO TOGETHER WITH: The East one-half (E/2) of the Southwest one-quarter (SW/4) of the Southwest one-quarter (SW/4) of the Northeast one-quarter (NE/4) of said Section 27, LESS the South 25 feet thereof.

IN WITNESS WHEREOF, the undersigned, their names and capacities as stated below, have hereunto set their hands and seals, this 11th day of June, 1982. Witnesses: James M. Gault, James P. Bauer, T.J. Miller: T.J. Miller, Walter Banks: Walter Banks

_____, as both _____, as to both _____, Trustee, General Partner, COPANS-LAGO ENTERPRISES, General Partner, COPANS-LAGO ENTERPRISES

CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, T.J. MILLER, trustee, and WALTER BANKS, general partner of COPANS-LAGO ENTERPRISES, to me well known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein expressed. WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 11th day of June, 1982.

_____, Notary Public, State of Florida

CITY COMMISSION

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. 81-44, this 17th day of March, 1982.
 By: [Signature] City Clerk
 My commission expires the 11th day of August, 1982. NOTARY PUBLIC: [Signature] STATE OF FLORIDA

This plat "ADDITION TO COPANS INDUSTRIAL COMPLEX NO. 1" is approved for record this 19th day of March, 1981. By: Richard C. Mills, Richard C. Mills, P.E. Reg. No. 3555, State of Florida.

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 duly adopted this 20 day of November, 1980. By: [Signature], this 24 day of September, 1981.

This plat has been approved and accepted for record.. By: Henry P. Cook Henry P Cook, Date 10-21-81, Director, Fla. P.E. Reg. No. 12506
By: Bruce S. Staskiewski Bruce S. Staskiewski, Date 9-16-81, County Surveyor, Fla. P.L.S. Reg. No. 2942

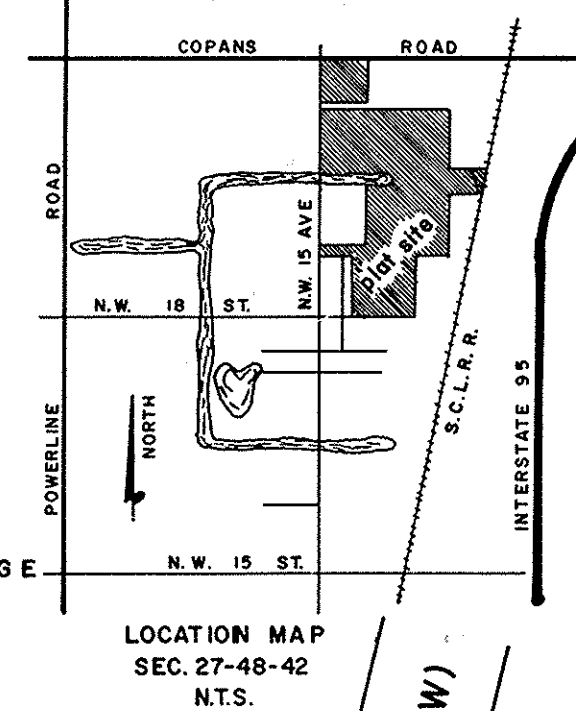
BROWARD COUNTY CENTRAL SERVICES DEPARTMENT — ARCHIVES AND MINUTES DIVISION
THIS IS TO CERTIFY: That this plat complies with the provisions of an "ACT TO REGULATE THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE STATE OF FLORIDA" approved by the Governor, June 27, 1971. This plat accepted and approved for record by the BOARD OF COUNTY COMMISSIONERS, of Broward County, Florida, this 5 day of MAY, 1981. GRAHAM W. WATT - COUNTY ADMINISTRATOR BY: Phillip J. Flores DEPUTY.

BROWARD COUNTY FINANCE DEPARTMENT - RECORDING DIVISION
 This plat filed for record this 30th day of October, 1981, in BOOK 111 of PLATS, at PAGE 22, "RECORD VERIFIED"
 GRAHAM W. WATT - COUNTY ADMINISTRATOR BY: Carole A. Doyle DEPUTY.

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my
COUNTY OF BROWARD responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES,
A.D. 1971, _____ and further that the PERMANENT REFERENCE MONUMENTS

were set in accordance with Section 177.091 of said Chapter 177, on this 1st day of September, 1981. The BENCH MARKS shown are referenced to N. G. VERTICAL DATUM and conform to standards for third order work. The Permanent Control Points (P.C.P) will be set within one(1) year from the recording of this plat

This plat dated at Fort Lauderdale, Florida, this 1 day of oct, 1980. BY: James M. McLaughlin
Registered Land Surveyor No. 2021, State of Florida.



~~#####~~ - indicates Non-Vehicular Access

partially being a Replat of a portion of "YELLOW FREIGHT PLAT,"
being recorded in Plat Book 94, Page 33, Broward County Records.

FLORIDA 33301

DRC
P222-12090051
01/03/2024