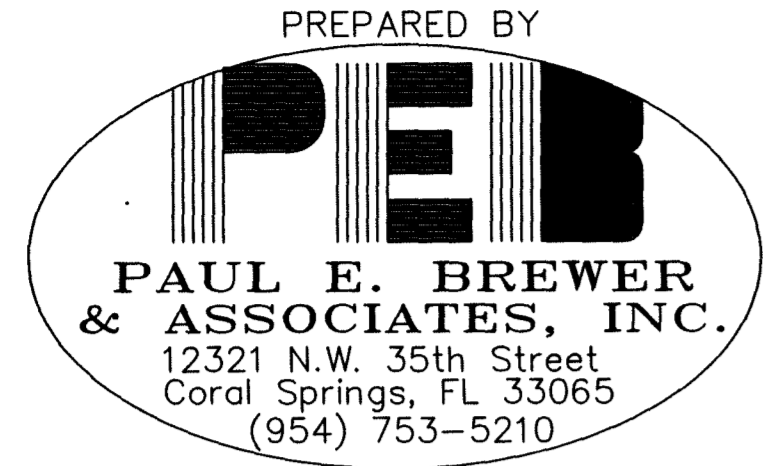
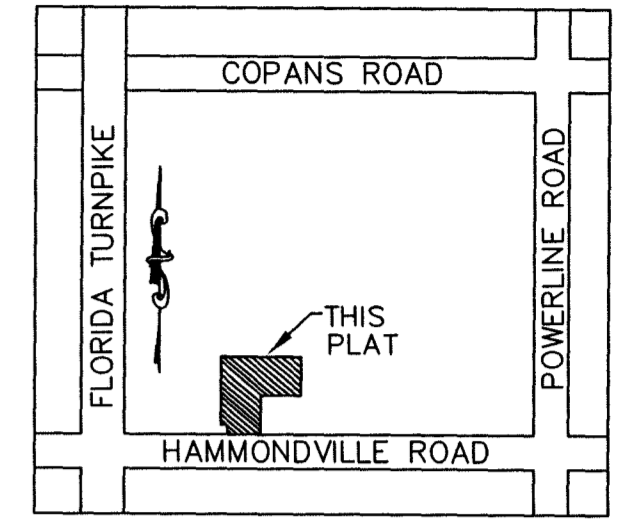


# TOP SELF STORAGE THREE



A PORTION OF THE SOUTH ONE HALF (S 1/2) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



LOCATION MAP  
(NOT TO SCALE)  
SEC. 28-48-42

DEDICATION  
STATE OF FLORIDA } SS  
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS, THAT TOP SELF STORAGE THREE, LLC AS OWNER OF THE LANDS DESCRIBED HEREON 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 TOP SELF STORAGE THREE

**DESCRIPTION:**

ALL THAT PART OF THE EAST ONE-HALF (E 1/2), OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF THE SOUTHEAST ONE-QUARTER (SE 1/4), OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF THE SAID EAST 1/2, OF THE SW 1/4, OF THE SE 1/4 OF THE SW 1/4; THENCE NORTH 89°59'26" EAST, ALONG THE NORTH LINE THEREOF, 172.68 FEET; THENCE SOUTH 00°13'16" EAST, 378.50 FEET; THENCE NORTH 89°53'28" EAST, 90.46 FEET; THENCE SOUTH 00°13'34" EAST, 250.00 FEET; THENCE SOUTH 89°53'28" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD, 193.24 FEET; THENCE NORTH 00°12'59" WEST, 100.00 FEET; THENCE SOUTH 89°53'28" WEST, 70.00 FEET; THENCE NORTH 00°12'59" WEST, ALONG THE WEST LINE OF THE SAID E 1/2, OF THE SW 1/4, OF THE SE 1/4, OF THE SW 1/4, 528.80 FEET TO THE POINT OF BEGINNING.  
TOGETHER WITH THE NORTH ONE-HALF (N 1/2), OF ALL THAT PART OF 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 SOUTHWEST ONE-QUARTER (SW 1/4), OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING NORTH OF THE RIGHT-OF-WAY OF HAMMONDVILLE ROAD.

**TOGETHER WITH:**

A PORTION OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE FULLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28; THENCE DUE EAST ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 672.90 FEET; THENCE NORTH 00°13'34" EAST ALONG THE EAST LINE OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28, A DISTANCE OF 40.79 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD AND TO THE POINT OF BEGINNING; THENCE SOUTH 89°53'28" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 73.24 FEET; THENCE NORTH 00°13'34" WEST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 89°53'28" WEST, ALONG A LINE 250.00 FEET NORTH OF AND PARALLEL WITH THE SAID NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD, A DISTANCE OF 90.46 FEET; THENCE NORTH 00°13'16" WEST, A DISTANCE OF 378.50 FEET; THENCE NORTH 89°59'26" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28, A DISTANCE OF 163.66 FEET; THENCE SOUTH 00°13'34" EAST, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28, A DISTANCE OF 628.16 FEET TO THE POINT OF BEGINNING.  
LESS THE SOUTH 3 FEET THEREOF FOR RIGHT-OF-WAY DEDICATION AS RECORDED IN OFFICIAL RECORDS BOOK 43686, PAGE 1034, BROWARD COUNTY RECORDS.

**ALSO LESS:**

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A", "WALTON SITE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°53'32" WEST ON THE NORTH LINE OF A 3 FOOT RIGHT-OF-WAY DEDICATION FOR HAMMONDVILLE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 43686, PAGE 1039 OF SAID PUBLIC RECORDS 106.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°53'32" WEST ON SAID RIGHT-OF-WAY DEDICATION LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID HAMMONDVILLE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 43686, PAGE 1034 OF SAID PUBLIC RECORDS FOR 40.00 FEET; THENCE NORTH 00°12'03" WEST 13.00 FEET; THENCE NORTH 89°53'32" EAST 40.00 FEET; THENCE SOUTH 00°12'03" EAST 13.00 FEET TO THE POINT OF BEGINNING.

**BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING AT THE NORTHWEST CORNER OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; THENCE NORTH 89°59'26" EAST, ALONG THE NORTH LINE OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28 AND ALSO ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTH EAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28, A DISTANCE OF 672.70 FEET TO THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28; THENCE SOUTH 00°14'05" EAST, ALONG SAID EAST LINE, A DISTANCE OF 334.52 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28; THENCE SOUTH 89°59'42" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 336.41 FEET; THENCE SOUTH 00°13'34" EAST, A DISTANCE OF 277.72 FEET; THENCE SOUTH 89°53'28" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°13'34" EAST, A DISTANCE OF 13.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HAMMONDVILLE ROAD; THENCE SOUTH 89°53'28" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 226.44 FEET; THENCE NORTH 00°12'59" WEST, A DISTANCE OF 97.00 FEET; THENCE SOUTH 89°53'28" WEST, A DISTANCE OF 70.00 FEET TO THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28; THENCE NORTH 00°12'59" WEST, ALONG SAID WEST LINE, A DISTANCE OF 528.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 315,627 SQUARE FEET OR 7.2458 ACRES MORE OR LESS.

IN WITNESS WHEREOF, TOP SELF STORAGE THREE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Managing Member IN THE COUNTY OF Broward, STATE OF Florida, THIS 30 DAY OF September, 2017.

William D. Kalbach Jr.      William D. Kalbach Jr.  
WITNESS: (AS TO ALL)      WITNESS: NAME PRINTED  
Allan F. Frank      Allan F. Frank  
WITNESS: (AS TO ALL)      WITNESS: NAME PRINTED  
Managing Member  
TITLE:

**ACKNOWLEDGMENT**

STATE OF FLORIDA } SS  
COUNTY OF BROWARD }  
BEFORE ME PERSONALLY APPEARED David L. Albanese WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND EXECUTED THE FOREGOING INSTRUMENT AS Managing Member OF TOP SELF STORAGE THREE, LLC.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF September, 2017.

Patricia Ann Yonke  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**CITY OF POMPANO BEACH PLANNING AND ZONING BOARD**

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE CITY OF POMPANO BEACH, FLORIDA HAS APPROVED AND ACCEPTED THIS PLAT FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
BY: \_\_\_\_\_  
FRED STACER, CHAIRMAN

**CITY OF POMPANO BEACH CITY ENGINEER**

THIS PLAT ENTITLED, TOP SELF STORAGE THREE, IS APPROVED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
BY: \_\_\_\_\_  
JOHN SFIROPOULOS, P.E., CITY ENGINEER

**CITY OF POMPANO BEACH 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 RESOLUTION NO. \_\_\_\_\_, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
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 CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.  
BY: \_\_\_\_\_ ASCELETA HAMMOND, CITY CLERK      BY: \_\_\_\_\_ LAMAR FISHER, MAYOR

**BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT**

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
BY: \_\_\_\_\_, DIRECTOR / DESIGNEE

**BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION**

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.  
BY: \_\_\_\_\_ ROBERT P. LEGG, JR., PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. LS 4030  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_ RICHARD TORNESE, DIRECTOR, PROFESSIONAL ENGINEER,  
FLORIDA REGISTRATION NO. 40263  
DATE: \_\_\_\_\_

**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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
BY: \_\_\_\_\_ DEPUTY      BY: \_\_\_\_\_ MAYOR COUNTY COMMISSION.

**SURVEYOR'S CERTIFICATE**

STATE OF FLORIDA } SS  
COUNTY OF BROWARD }  
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 1, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177  
THIS 31 DAY OF August, 2017. THE BENCHMARKS (BM'S) SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.  
DATED THIS 31 DAY OF August, 2017.

COUNTY SEAL	COUNTY ENGINEER	COUNTY SURVEYOR	CITY SEAL	CITY ENGINEER	OWNER	MORTGAGEE SEAL	PAUL E. BREWER CERTIFYING SURVEYOR
						X	

Address plot comments 9/1/17, W.D.K. ↓  
P.E.B. 08/16-35 1/24/17 DRAWN BY: W.D.K. ↓

BY: Paul E. Brewer  
PAUL E. BREWER  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 3248  
PAUL E. BREWER & ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION LB#2794  
12321 NW 35 STREET, CORAL SPRINGS, FLORIDA 33065