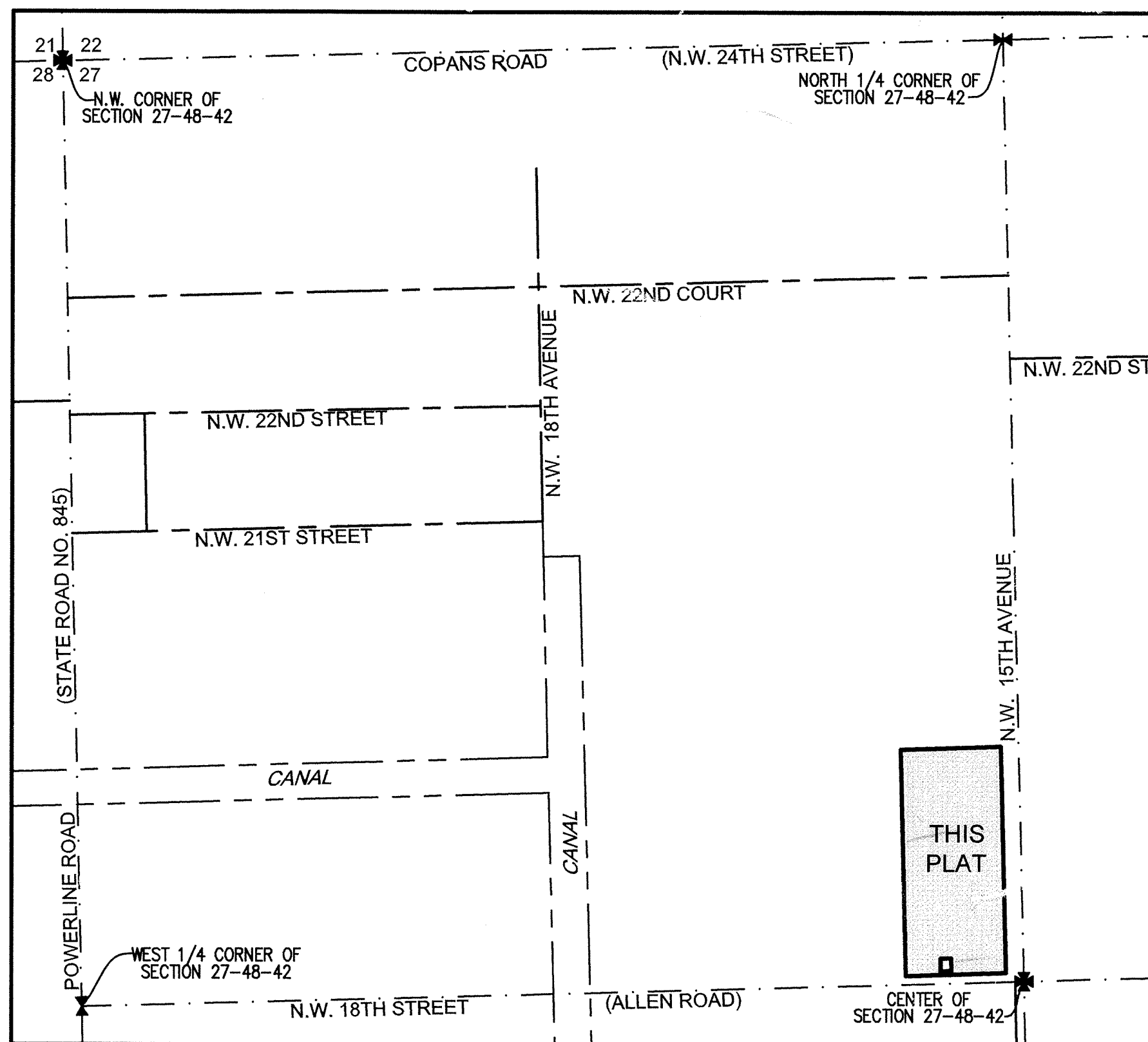


Recorded 03/20/2020 at 03:57 PM

**"PARAMOUNT PARK"**A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF  
THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY

**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777  
FAX NO. 954-572-1778  
MARCH, 2019LOCATION MAP  
N.W. 1/4 OF SECTION 27-48-42  
NOT TO SCALE

## LEGAL DESCRIPTION:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE SOUTH 25 FEET AND LESS THE EAST 50 FEET FOR ROAD RIGHT-OF-WAY PURPOSES, AND LESS THE FOLLOWING:

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION; THENCE SOUTH 88°22'51" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27 FOR 205.00 FEET; THENCE NORTH 01°37'09" WEST ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°37'09" WEST ALONG SAID PERPENDICULAR LINE 36.00 FEET; THENCE SOUTH 88°22'51" WEST ALONG A LINE 71.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SE 1/4 FOR 30.01 FEET; THENCE SOUTH 01°37'09" EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE 36.00 FEET TO A POINT ON A LINE LYING 10.00 FEET NORTH OF AND PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF NW 10TH STREET; THENCE NORTH 88°22'51" EAST ALONG SAID PARALLEL LINE 3000 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 181,465 SQUARE FEET (4.1658 ACRES) MORE OR LESS.

## DEDICATION:

STATE OF Florida S.S.  
COUNTY OF Broward

KNOW ALL MEN BY THESE PRESENTS: THAT POMPANO EQUIPMENT CORP, A FLORIDA CORPORATION, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "PARAMOUNT PARK".

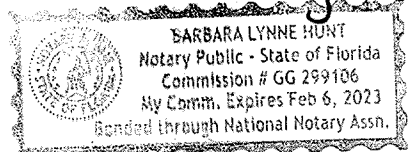
THE RIGHT-OF-WAY PARCEL AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: POMPANO EQUIPMENT CORP, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY Bryan Mayer, ITS Director, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES THIS 9th DAY OF September, A.D. 2019.

## WITNESSES:

WITNESS: Barbara Lynne Hunt  
PRINT NAME: Barbara Lynne Hunt  
WITNESS: Elsa Bonilla  
PRINT NAME: ELSA BonillaBY: POMPANO EQUIPMENT CORP  
A FLORIDA CORPORATIONBY: Bryan Mayer  
PRINT NAME: Bryan Mayer  
TITLE: Director

## ACKNOWLEDGMENT:

STATE OF Florida S.S.  
COUNTY OF BrowardI HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, Bryan Mayer, Director OF POMPANO EQUIPMENT CORP, A FLORIDA CORPORATION, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.WITNESS: MY HAND AND OFFICIAL SEAL THIS 9 DAY OF September, A.D. 2019.COMMISSION # GG 299106MY COMMISSION EXPIRES: Feb 6, 2023Barbara Lynne Hunt  
NOTARY PUBLIC, STATE OF Florida  
PRINT NAME: Barbara Lynne Hunt

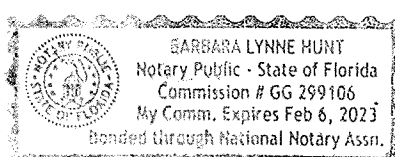
## MORTGAGEE CONSENT:

STATE OF Florida S.S.  
COUNTY OF Broward

KNOW ALL MEN BY THESE PRESENTS: THAT MILICENT H. MOYER AND JOEL MOYER, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED JULY 11, 2005 AND RECORDED AUGUST 9, 2005 IN OFFICIAL RECORDS BOOK 40252, PAGE 769, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "PARAMOUNT PARK", A REPLAT, AND TO THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: MILICENT H. MOYER HAS CAUSED THESE PRESENTS TO BE SIGNED IN THE PRESENCE OF THESE TWO WITNESSES, THIS 9 DAY OF September, A.D. 2019.

## WITNESSES:

BY: Barbara Lynne Hunt  
PRINT NAME: Barbara Lynne Hunt  
BY: Elsa Bonilla  
PRINT NAME: ELSA BonillaMilicent H. Moyer  
BY: MILICENT H. MOYER  
PRINT NAME: MILICENT H. MOYER

## ACKNOWLEDGMENT OF MORTGAGEE:

STATE OF Florida S.S.  
COUNTY OF Broward

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, MILICENT H. MOYER, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 9 DAY OF September, A.D. 2019.MY COMMISSION NUMBER: GG 299106COMMISSION EXPIRES: Feb 6, 2023Barbara Lynne Hunt  
NOTARY PUBLIC - STATE OF  
PRINT NAME: Barbara Lynne Hunt

IN WITNESS WHEREOF: JOEL MOYER HAS CAUSED THESE PRESENTS TO BE SIGNED IN THE PRESENCE OF THESE TWO WITNESSES, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

## WITNESSES:

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_BY: \_\_\_\_\_  
PRINT NAME: JOEL MOYER

## ACKNOWLEDGMENT OF MORTGAGEE:

STATE OF \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JOEL MOYER, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC - STATE OF  
PRINT NAME: \_\_\_\_\_

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WERE SET THIS 14TH DAY OF AUGUST, 2019, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177.Beth Burns  
BETH BURNS  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136  
STATE OF FLORIDA  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33315  
CERTIFICATE OF AUTHORIZATION NUMBER LB3870SEPTEMBER 5, 2019  
DATE

POMPANO EQUIPMENT CORP A FLORIDA CORPORATION	PLATTING SURVEYOR	CITY OF POMPANO BEACH	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER

## CITY OF POMPANO BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS 4th DAY OF November, A.D. 2019.BY: Fred Stacer  
FRED STACER, CHAIRPERSONDATE: 11/4/19

## CITY COMMISSION:

STATE OF FLORIDA SS  
COUNTY OF BROWARDTHIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA IN AND BY RESOLUTION NO. 2020-44, ADOPTED BY SAID CITY COMMISSION THIS 22 DAY OF October, A.D. 2019.

ALL APPLICABLE CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS 5th DAY OF November, A.D. 2019.BY: Rex Hardin  
for ASCELETA HAMMOND  
CITY CLERKBY: Rex Hardin  
REX HARDIN  
CITY MAYOR

## CITY ENGINEERING DEPARTMENT:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 31 DAY OF October, A.D. 2019.BY: John Sfiropoulos  
JOHN SFIROPOULOS, P.E.  
CITY ENGINEERDATE: 10/31/19

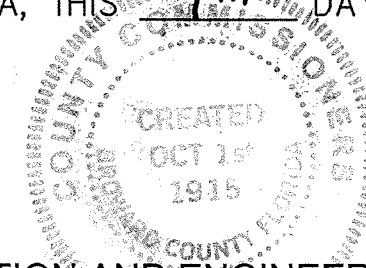
## BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 15th DAY OF March, A.D. 2020.BY: Jo Seisodia  
DIRECTOR/DESIGNEE

## BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC. THIS 22 DAY OF AUGUST, A.D. 2019.BY: Jo Seisodia  
CHAIRPERSONTHIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS DAY 19 OF March, A.D. 2020.BY: Beth Burns  
EXECUTIVE DIRECTOR OR DESIGNEE

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES COUNTY RECORDS DIVISION:

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 7th DAY OF JANUARY, A.D. 2020.BY: Beth Burns  
MAYOR, COUNTY COMMISSIONBROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:  
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.BY: Robert P. Legg, Jr.  
ROBERT P. LEGG, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS4030DATE: 3/13/2020BY: Alejandro S. Perez  
ALEJANDRO S. PEREZ  
ACTIVE COUNTY ENGINEER  
FLORIDA PROFESSIONAL  
ENGINEER REGISTRATION NO. 33217DATE: 3/13/20**DRC**  
PZ20-12000040  
1/20/21**DRC**  
PZ20-12000040  
1/19/2020



# "PARAMOUNT PARK"

A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF  
THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY

## PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777  
FAX NO. 954-572-1778  
MARCH, 2019

PLAT BOOK 183 PG 372  
SHEET 2 OF 3 SHEETS

INSTR #116425497  
Plats 183/371  
Page 2 of 3

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.

### DEDICATION:

STATE OF Florida S.S.  
COUNTY OF Broward

KNOW ALL MEN BY THESE PRESENTS: THAT PARAMOUNT PARK LLC, A FLORIDA LIMITED  
LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS  
TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "PARAMOUNT  
PARK".

THE RIGHT-OF-WAY PARCEL AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE  
PUBLIC FOR PROPER PURPOSES.

IN WITNESS THEREOF: PARAMOUNT PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS  
CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY CABOT EDEWAARD,  
MANAGER OF EDEWAARD HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF  
EDC 4, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER, AND JOE KOLLING,  
PRESIDENT OF JRK DEVELOPMENT, INC., A FLORIDA CORPORATION, ITS MANAGER, IN THE  
PRESENCE OF THESE TWO WITNESSES THIS 23rd DAY OF September, A.D. 2019.

PARAMOUNT PARK LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: EDC 4, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: EDEWAARD HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

### WITNESSES:

WITNESS: Egbert Kt  
PRINT NAME: Elizabeth Tsourekadissian

WITNESS: Jane Storms  
PRINT NAME: Jane Storms

BY: JRK DEVELOPMENT, INC., A FLORIDA CORPORATION, ITS MANAGER

### WITNESSES:

WITNESS: Egbert Kt  
PRINT NAME: Elizabeth Tsourekadissian

WITNESS: Jane Storms  
PRINT NAME: Jane Storms

BY: Cabot Edewaard  
PRINT NAME: CABOT EDEWAARD, MANAGER

BY: Joe Kolling  
PRINT NAME: JOE KOLLING, PRESIDENT

### ACKNOWLEDGMENT:

STATE OF Florida S.S.  
COUNTY OF Broward

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY  
AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, CABOT EDEWAARD,  
MANAGER OF EDEWAARD HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF  
EDC 4, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF PARAMOUNT PARK LLC, A  
FLORIDA LIMITED LIABILITY COMPANY, TO BE THE PERSON DESCRIBED IN AND WHO  
ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE  
USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF September, A.D. 2019.

COMMISSION # G.G. 276312

MY COMMISSION EXPIRES: December 20, 2022

Ida Jane Storms  
NOTARY PUBLIC, STATE OF Florida  
PRINT NAME: Ida Jane Storms

### ACKNOWLEDGMENT:

STATE OF Florida S.S.  
COUNTY OF Broward

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY  
AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JOE KOLLING, PRESIDENT OF  
JRK DEVELOPMENT, INC., A FLORIDA CORPORATION, MANAGER OF PARAMOUNT PARK LLC, A  
FLORIDA LIMITED LIABILITY COMPANY, TO BE THE PERSON DESCRIBED IN AND WHO  
ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE  
USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF September, A.D. 2019.

COMMISSION # G.G. 276312

MY COMMISSION EXPIRES: December 20, 2022

Ida Jane Storms  
NOTARY PUBLIC, STATE OF Florida  
PRINT NAME: Ida Jane Storms

DRC

PZ20-12000040  
1/20/21

DRC

PZ20-12000040  
1/20/21 -MP-19



PREPARED BY  
**PULICE LAND SURVEYORS, INC.**

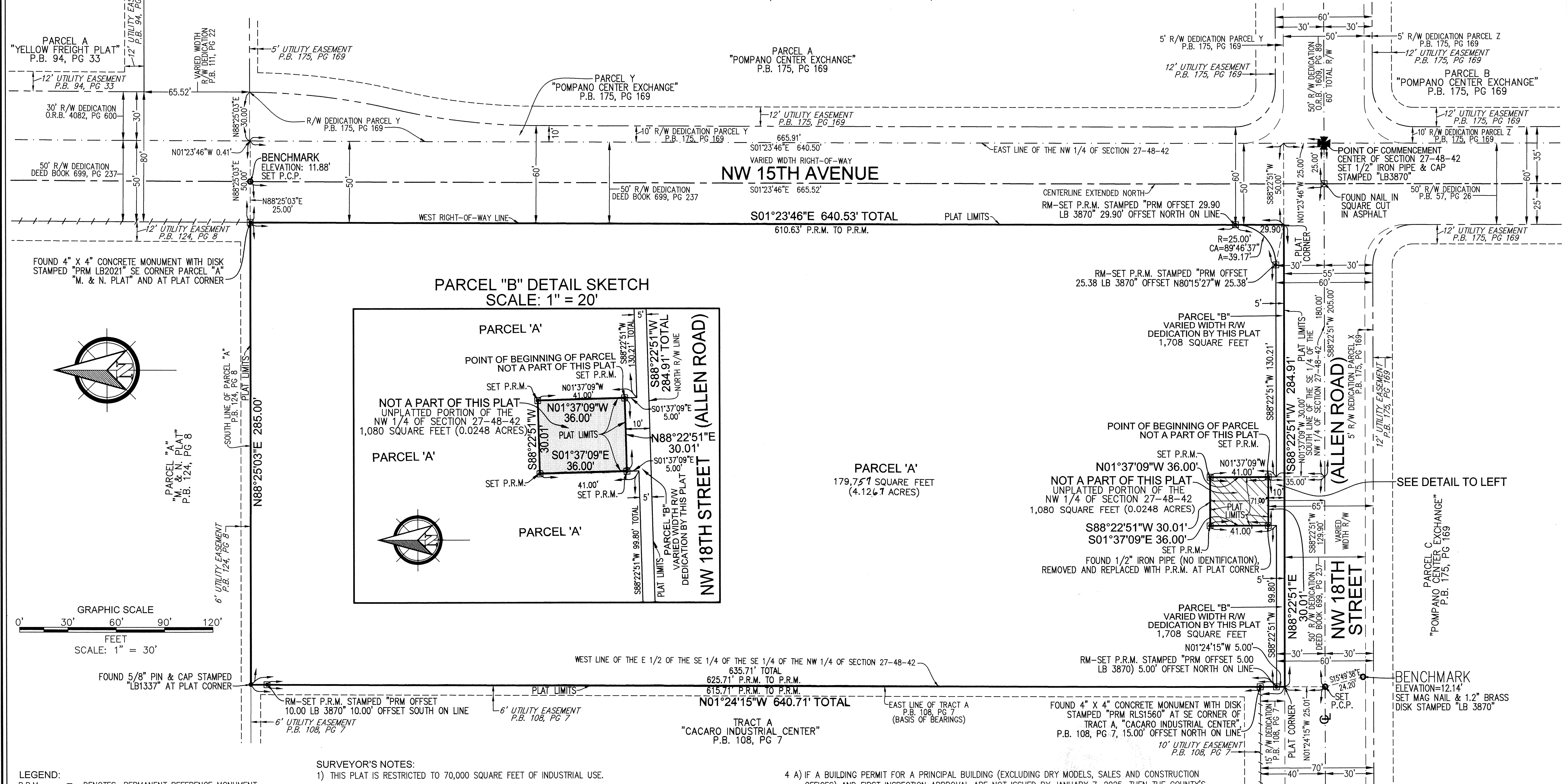
5381 NOB HILL ROAD  
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FAX NO. 954-572-1778  
MARCH, 2019

# "PARAMOUNT PARK"

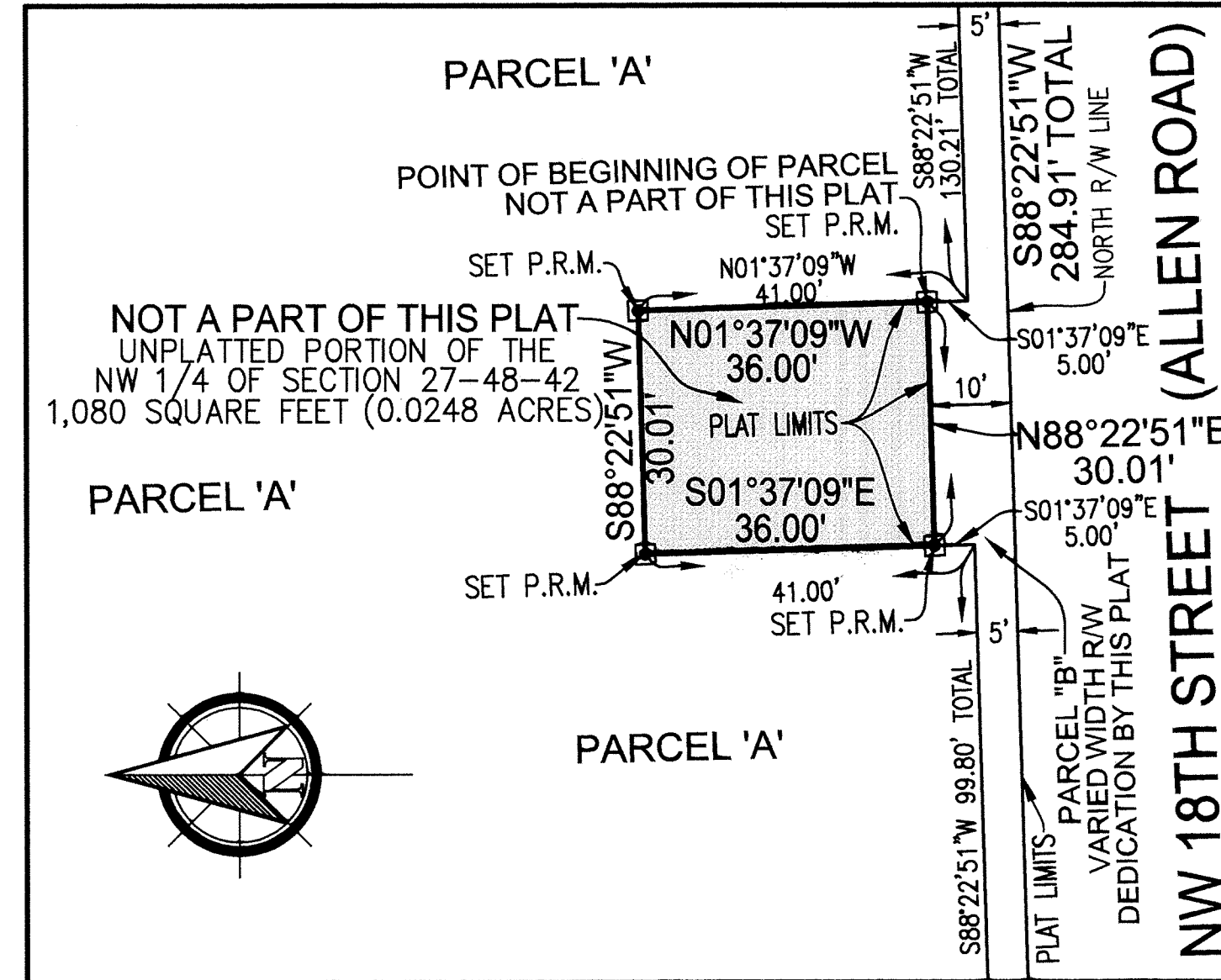
A SUBDIVISION OF TWO PORTIONS OF THE SOUTHEAST 1/4 OF THE SOUTHEAST  
1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

INSTR #116425497  
Plats 183/371  
Page 3 of 3

PLAT BOOK 183 PG 373  
SHEET 3 OF 3 SHEETS



PARCEL "B" DETAIL SKETCH  
SCALE: 1" = 20'



- LEGEND:
- P.R.M. DENOTES: PERMANENT REFERENCE MONUMENT (4" X 4" X 24" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 3870" UNLESS OTHERWISE NOTED)
  - P.C.P. DENOTES: PERMANENT CONTROL POINT (MAG NAIL & 2" BRASS WASHER STAMPED "PCP LB 3870" UNLESS OTHERWISE NOTED)
  - DENOTES: NON-VEHICULAR ACCESS LINE
  - LB DENOTES: LICENSED BUSINESS
  - P.B. DENOTES: PLAT BOOK
  - PG DENOTES: PAGE
  - CL DENOTES: CENTERLINE
  - R DENOTES: RADIUS
  - CA DENOTES: CENTRAL ANGLE
  - A DENOTES: ARC LENGTH
  - SW DENOTES: RIGHT-OF-WAY
  - RM DENOTES: SECTION CORNER
  - RLS DENOTES: REFERENCE MONUMENT
  - F/K/A DENOTES: REGISTERED LAND SURVEYOR
  - FORMERLY KNOWN AS

SURVEYOR'S NOTES:

- THIS PLAT IS RESTRICTED TO 70,000 SQUARE FEET OF INDUSTRIAL USE.  
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 21.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO 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.

- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JANUARY 7, 2025, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER 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
- IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY JANUARY 7, 2025, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER 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.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #2391; "X" CUT ON CONCRETE PART OF C.B., APPROXIMATELY 0.3 MILE WEST OF ANDREWS AVENUE ON COPANS ROAD, 2.2' SOUTH OF SOUTH EDGE OF PAVEMENT COPANS ROAD ACROSS FROM B & S AUTO PARTS, 67' WEST OF CENTER- LINE OF NORTHWEST 16 LANE; ELEVATION: 12.917 FEET. (NATIONAL GEODETIC VERTICAL DATUM OF 1929 ELEVATION: 14.502 FEET).

- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN WITH THE EAST LINE OF TRACT A, "CACARO INDUSTRIAL CENTER", PLAT BOOK 108, PAGE 7, BROWARD COUNTY RECORDS BEING N01°24'15"E.
- ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTICE:  
THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM, IS AN OFFICIAL DEPICTION OF THE SURVEYOR'S FINDINGS HEREIN AND WAS IN NO MANNER EVER RECORDED IN AUTHORITY BY ANY OTHER SURVEYOR OR IN ANY PLAT. THERE MAY BE ADDITIONAL INFORMATION THAT ARE NOT RECORDED IN THIS PLAT AND MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.

PLAT BOOK 183 PG 373

**DRC**  
PZ20-12000040  
1/20/21

**DRC**  
PZ20-12000040  
1/19/2020