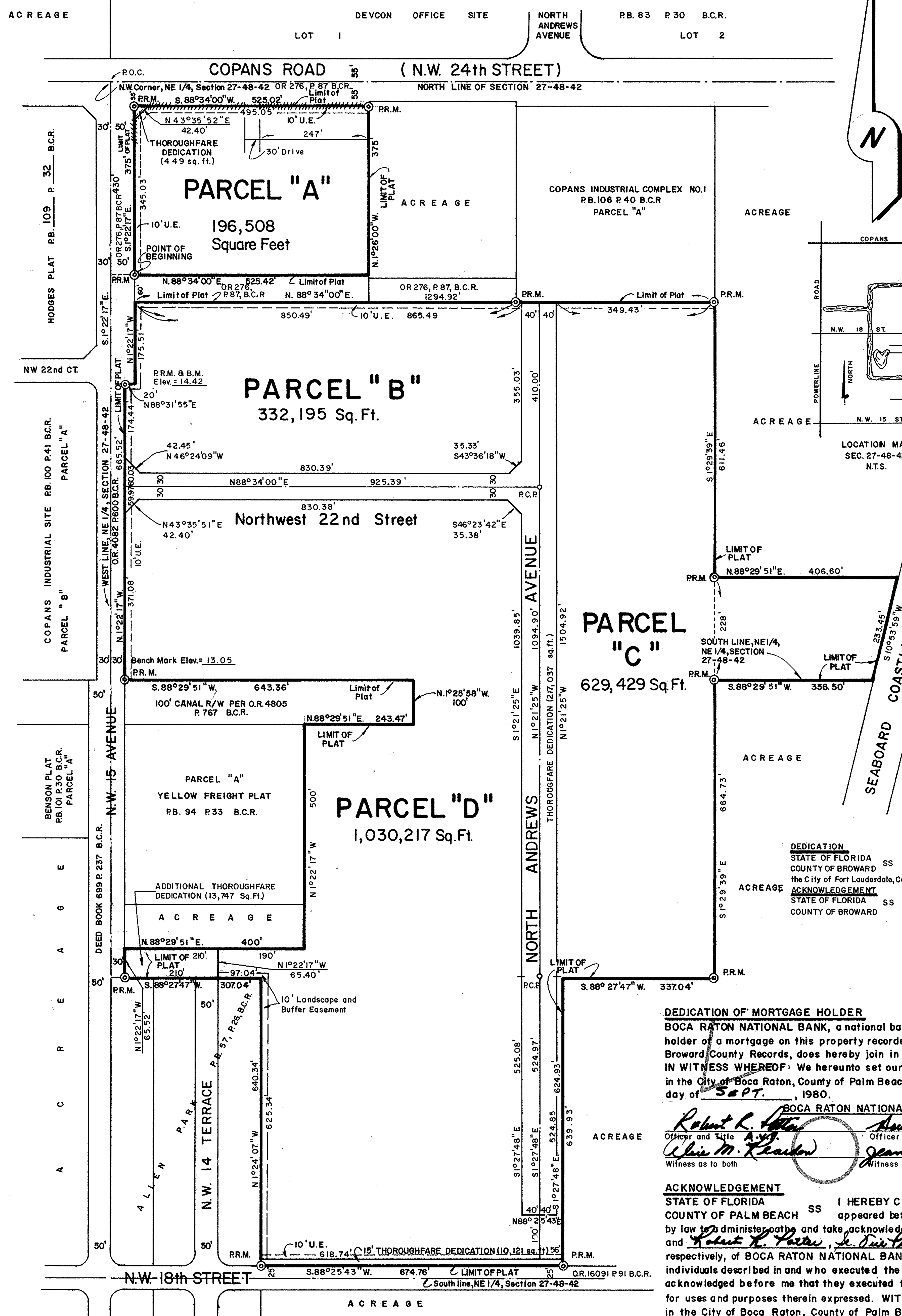
DRC
PZ22-12000051
05/15/2024

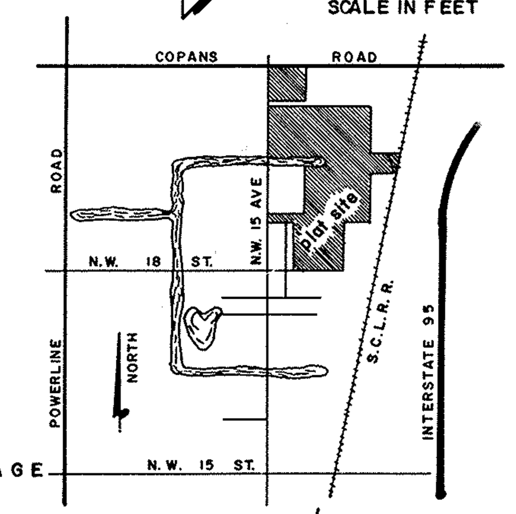
"ADDITION TO COPANS INDUSTRIAL COMPLEX NO. 1"

THIS PLAT HAS BEEN AMENDED; SEE O.R. BOOK 24912 PG 58
THIS PLAT HAS BEEN AMENDED; SEE O.R. BOOK 24912 PG 592

OR 9867 PG 742

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





LOCATION MAP
SEC. 27-48-42
N.T.S.

DEDICATION OF MORTGAGE HOLDER

CHARLES M. NEVIASER, individually and as power of attorney for CHARLES M. NEVIASER and DORIS B. NEVIASER, trustees, LOUIS J. CARUSILLO, trustee, ROBERT WISCHMEIER, HAROLD EVANS, and JOSEPH CARUSILLO, owner and holder of a mortgage on this property, recorded in O.R. BOOK 9508, PAGE 855, of the public records of Broward County, does hereby join in the dedication shown hereon.
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: [signature] Witness: J.W. McLaughlin Charles M. Neviaser [signature], individually & as power of attorney

ACKNOWLEDGEMENT
STATE OF FLORIDA SS
COUNTY OF BROWARD
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, 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: [signature] STATE OF FLORIDA.

DEDICATION BY MORTGAGE HOLDER

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: [signature] Witness: [signature] O.S. Sindell: O.S. Sindell
Witness: [signature] Witness: [signature] Fanny F. Sindell: Fanny F. Sindell

ACKNOWLEDGEMENT
STATE OF FLORIDA SS
COUNTY OF BROWARD
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, 1983. NOTARY PUBLIC: Barry Alan Wilen STATE OF FLORIDA.

DESCRIPTION

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 the 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 525.42 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 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.

DEDICATION

STATE OF FLORIDA SS
COUNTY OF BROWARD
KNOW ALL MEN BY THESE PRESENTS: That T. J. MILLER, Trustee, and COPANS-LAGO ENTERPRISES, a Florida General Partnership, owners of the lands described and shown as included in this plat, have caused said lands to be subdivided and platted as hereon shown; said plat to be known as "ADDITION TO COPANS INDUSTRIAL COMPLEX NO 1."*The Thoroughfares are hereby dedicated to the perpetual use of the public in fee simple. The easements are hereby dedicated to the perpetual use of the public for purposes as indicated. WITNESS: We hereunto set our hands in the City of Fort Lauderdale, County of Broward, State of Florida, this 4th day of June, 1981. Witness: Deanna M. Squillo as to both Witness: Dennis F. Bauer as to both T.J. Miller: T. J. Miller Trustee, General Partner, COPANS-LAGO ENTERPRISES Walter Banks: Walter Banks General Partner, COPANS-LAGO ENTERPRISES

ACKNOWLEDGEMENT
STATE OF FLORIDA SS
COUNTY OF BROWARD
I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowlegements, 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 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 4th day of June, 1981.
My commission expires the 11th day of August, 1982. NOTARY PUBLIC [signature] STATE OF FLORIDA

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 17 day of March, 1981.
By: [signature], City Clerk

CITY ENGINEER'S SIGNATURE

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.

DEDICATION OF MORTGAGE HOLDER

BOCA RATON NATIONAL BANK, a national banking association, owner and holder of a mortgage on this property recorded in O.R. Book 4917, Page 950, Broward County Records, does hereby join in the dedication shown hereon.
IN WITNESS WHEREOF: We hereunto set our hands and affix the Corporate seal in the City of Boca Raton, County of Palm Beach, State of Florida, this 30th day of SEPT., 1980.

BOCA RATON NATIONAL BANK
Robert R. Potter A.V.P. Officer and Title — Howard M. MacFarlan Sr. V. Pres. Officer and Title
Alice M. Reardon Witness as to both — Jeanne Blaherty Witness as to both

ACKNOWLEDGEMENT
STATE OF FLORIDA SS
COUNTY OF PALM BEACH
I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, Howard M. MacFarlan and Robert R. Potter, Sr. Vice President and Asst. Vice President respectively, of BOCA RATON NATIONAL BANK, 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 Boca Raton, County of Palm Beach, State of Florida, this 30 day of September, 1980.
My Commission expires the 11 day of September, 1984.
NOTARY PUBLIC Alice M. Reardon STATE OF FLORIDA

BROWARD COUNTY PLANNING COUNCIL

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.

BROWARD COUNTY ENGINEERING DIVISION

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. Staskiews Bruce S. Staskiews, Date 9-18-81, 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: Phyllis J. Flanagan DEPUTY.
BY: Nicki Beach CHAIRMAN-COUNTY COMMISSION.

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.

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 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

McLAUGHLIN ENGINEERING CO.
This plat dated at Fort Lauderdale, Florida, this 1 day of OCT., 1980. BY: [signature] James M. McLaughlin
Registered Land Surveyor No. 2021, State of Florida.

NOTES

- ◎ P.R.M. - indicates Permanent Reference Monument
- B.M - indicates Bench Mark
- This plat contains 55.7783 acres.
- Bearings refer to an assumed meridian
- U.E. indicates Utility Easement
- P.C.P.-indicates Permanent Control Point
- ////// - indicates Non-Vehicular Access

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

PREPARED BY: McLAUGHLIN ENGINEERING CO. 400 N.E. 3rd AVENUE FORT LAUDERDALE FLORIDA 33301

M-2686

DRC
PZ22-12000051
04/03/2024