

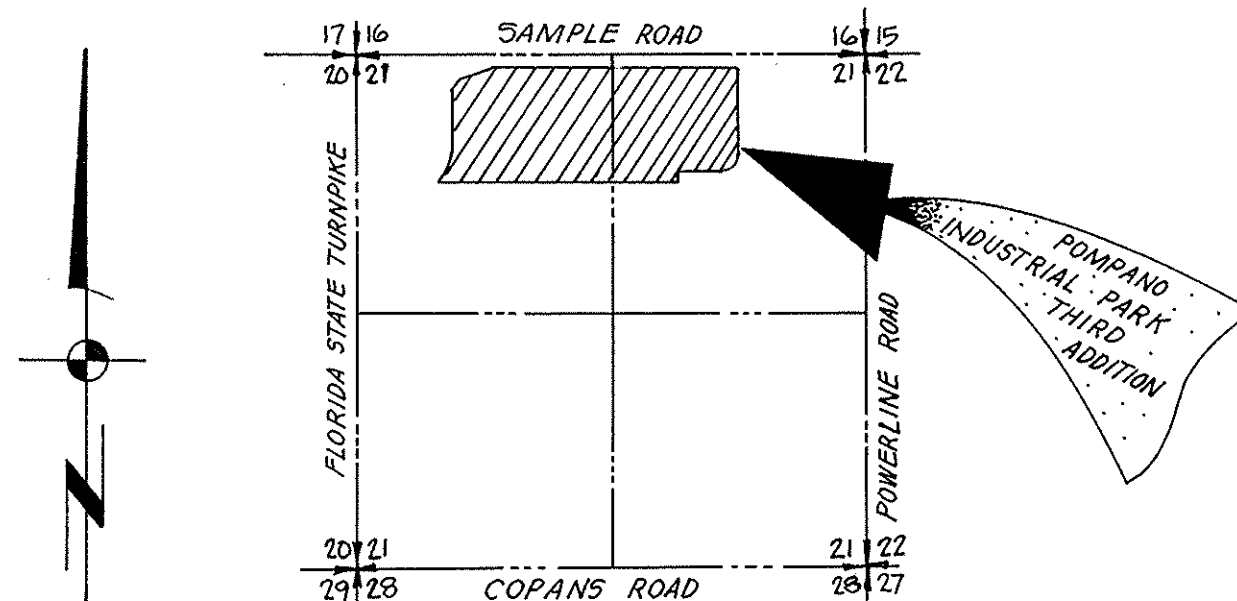
PREPARED BY:  
KEITH AND SCHNARS, P.A.  
ENGINEERS-PLANNERS-SURVEYORS  
1115 N.E. 4TH AVENUE  
FORT LAUDERDALE, FLORIDA

PZ22-12000027

12/03/2025

# POMPANO INDUSTRIAL PARK THIRD ADDITION

A PARCEL OF LAND IN SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
BROWARD COUNTY, FLORIDA



LOCATION SKETCH  
SEC. 21, TWP 48S, RGE 42E.  
(NOT TO SCALE)

## LAND DESCRIPTION:

A PORTION OF THE NORTH ONE-HALF (N1/2) OF THE NORTH ONE-HALF (N1/2) OF THE WEST THREE-QUARTERS (W3/4) OF SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE NORTH 89°43'30" WEST, ALONG THE NORTH LINE OF THE EAST ONE-HALF (E1/2) OF SAID SECTION 21, A DISTANCE OF 1333.12 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF AFORESAID WEST THREE-QUARTERS (W3/4) OF SECTION 21; THENCE SOUTH 00°09'46" WEST, ALONG SAID EAST LINE, 93.00 FEET; THENCE NORTH 89°43'30" WEST, 50.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°09'46" WEST, ALONG A LINE 50 FEET WEST OF AND PARALLEL WITH THE AFORESAID EAST LINE OF THE WEST THREE-QUARTERS (W3/4) OF SECTION 21, A DISTANCE OF 938.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 150 FEET, A DELTA OF 89°53'32", AN ARC DISTANCE OF 235.43 FEET; THENCE NORTH 89°54'42" WEST, 517.85 FEET; THENCE SOUTH 00°16'04" WEST, 120.00 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID NORTH ONE-HALF (N1/2) OF THE NORTH ONE-HALF (N1/2) OF THE WEST THREE-QUARTERS (W3/4) OF SECTION 21; THENCE NORTH 89°54'42" WEST, ALONG SAID SOUTH LINE, 618.87 FEET; THENCE SOUTH 89°47'14" WEST, ALONG SAID SOUTH LINE, 1850.06 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THROUGH SAID POINT BEARS NORTH 54°58'20" WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 566.00 FEET, A DELTA OF 34°44'38", AN ARC DISTANCE OF 343.22 FEET; THENCE NORTH 00°17'02" EAST, 764.63 FEET; THENCE NORTH 45°46'47" EAST, 136.71 FEET; THENCE NORTH 85°27'59" EAST, 381.19 FEET; THENCE NORTH 89°41'47" EAST, ALONG A LINE 93 FEET SOUTH OF AND PARALLEL WITH AFORESAID NORTH LINE OF THE WEST HALF (W1/2) OF SECTION 21, A DISTANCE OF 1266.56 FEET; THENCE SOUTH 89°43'30" EAST, ALONG A LINE 93 FEET SOUTH OF AND PARALLEL WITH AFORESAID NORTH LINE OF THE EAST ONE-HALF (E1/2) OF SECTION 21, A DISTANCE OF 1282.84 FEET TO THE POINT OF BEGINNING.  
SAID LANDS LYING IN BROWARD COUNTY, FLORIDA, AND CONTAINING 82.34 ACRES, MORE OR LESS.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
THAT GREENWIN FLORIDA INVESTMENTS, A FLORIDA PARTNERSHIP, OWNERS OF THE LANDS DESCRIBED AND SHOWN HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON TO BE KNOWN AS **POMPANO INDUSTRIAL PARK THIRD ADDITION**.  
ALL THOROUGHFARES AS SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES TOGETHER WITH THE USE OF EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.  
IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED  
THIS 10<sup>th</sup> DAY OF MARCH A.D. 1981.

GREENWIN FLORIDA INVESTMENTS,  
A FLORIDA PARTNERSHIP  
BY: Enduring Investments Corporation  
A FLORIDA CORPORATION

WITNESS:  
H. Magdon

WITNESS:  
Steven Fujita

BY: Steven Fujita  
PRESIDENT

## ACKNOWLEDGEMENT:

TORONTO) ss  
ONTARIO)  
BEFORE ME PERSONALLY APPEARED ABRAHAM J. GREEN TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN A WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ENDURING INVESTMENTS CORPORATION A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 10<sup>th</sup> DAY OF MARCH, 1981 A.D. 1981.

MY COMMISSION  
IS FOR LIFE

H. Reinhold  
NOTARY PUBLIC

## MORTGAGEE'S CONSENT

TORONTO) ss  
ONTARIO)  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 8828, PAGE 500 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION HEREON.  
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS' ASSISTANT SECRETARY AND ITS' CORPORATE SEAL  
TO BE AFFIXED HEREON BY AND WITH AUTHORITY OF ITS' BOARD OF DIRECTORS THIS 6<sup>th</sup> DAY OF MARCH A.D. 1981.

WITNESS:  
Beaumont

CANADIAN IMPERIAL BANK OF COMMERCE

BY: Beaumont  
ASSISTANT SECRETARY

## ACKNOWLEDGEMENT:

TORONTO) ss  
ONTARIO)  
BEFORE ME PERSONALLY APPEARED RONALD GREAVES IN AND WHO EXECUTED THE FOREGOING TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT SECRETARY OF THE ABOVE NAMED CANADIAN IMPERIAL BANK OF COMMERCE AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH ASSISTANT SECRETARY OF SAID CORPORATION, AND THAT THE SEAL WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 6<sup>th</sup> DAY OF MARCH A.D. 1981.

MY COMMISSION EXPIRES:

"PERPETUAL"

Robert K. Jaselski  
NOTARY PUBLIC

## SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS INDICATED HEREON, THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT, THAT THE SURVEY WAS MADE UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 171, FLORIDA STATUTES, AND BROWARD COUNTY ORDINANCE 81-16, THAT THE ELEVATIONS SHOWN ARE BASED ON N.G. V.D. #1929 AND CONFORM TO THIRD ORDER ACCURACY STANDARDS.

KEITH AND SCHNARS, P.A.

DATED: March 16<sup>th</sup> 1981

BY: William V. Keith  
WILLIAM V. KEITH  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 1836

## BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHT-OF-WAY FOR TRAFFICWAYS BY RESOLUTION ADOPTED THIS 26 DAY OF MARCH A.D. 1981.

BY: Samuel R. 3-26-81

## BROWARD COUNTY CENTRAL SERVICES DEPT. ARCHIVES AND MINUTES DIVISION

THIS IS TO CERTIFY THAT THIS PLAT IS APPROVED AND ACCEPTED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 2<sup>nd</sup> DAY OF June A.D. 1981.

GRAHAM W. WATT  
COUNTY ADMINISTRATOR

BY: Marcia Beach  
CHAIRMAN COUNTY COMMISSION

BY: Phyllis Hertzberg  
DEPUTY

## BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: Henry P. Cook 11-18-81  
HENRY P. COOK DATE  
DIRECTOR  
FLA. P.E. REG. NO. 12506

BY: Bruce Staskiew 11-15-81  
BRUCE STASKIEWS DATE  
COUNTY SURVEYOR  
FLA. P.L.S. REG. NO. 2942

## BROWARD COUNTY FINANCE DEPARTMENT RECORDING DIVISION

THIS PLAT FILED FOR RECORD THIS 18<sup>th</sup> DAY OF November A.D. 1981, AND RECORDED IN BOOK 111 OF PLATS AT PAGE 33 RECORD VERIFIED.

GRAHAM W. WATT  
COUNTY ADMINISTRATOR

BY: Carol C. Doyle  
DEPUTY

## BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 8<sup>th</sup> DAY OF June, 1981 A.D. 1981.

BY: William V. Keith  
DIRECTOR