

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.

PLAT NOTES:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4"x24" CONCRETE MONUMENT WITH ALUMINUM DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 88°56'17" EAST ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST.

THE FOLLOWING NOTE IS REQUIRED BY 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.

ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

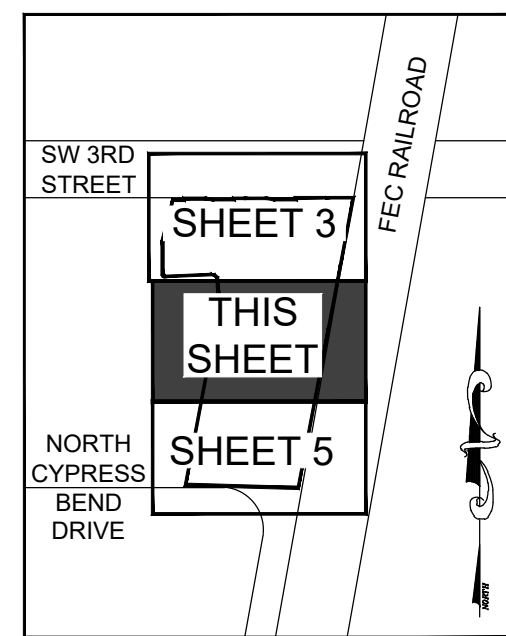
THIS PLAT IS RESTRICTED TO 1,500,000 SQUARE FEET OF INDUSTRIAL USE.

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 2.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

RACETRACK LOGISTICS

A REPLAT OF A PORTION OF TRACT B, ARVIDA POMPANO PARK, PLAT BOOK 137, PAGE 33 OF THE BROWARD COUNTY RECORDS, TOGETHER WITH A REPLAT OF A PORTION OF PARCEL "A", POMPANO PARK RACINO PLAT", PLAT BOOK 181, PAGE 22, OF THE BROWARD COUNTY RECORDS, AND TOGETHER WITH A REPLAT OF PARCEL "A", POMPANO RACINO II, PLAT BOOK 183, PAGE 531 OF THE BROWARD COUNTY RECORDS, LYING IN SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.



KEY MAP
NOT TO SCALE

MATCH LINE "A"
(SEE SHEET 3)

MATCH LINE "A"
(SEE SHEET 3)

PARCEL "A"
"POMPANO PARK RACINO PLAT"
P.B. 181, PGS. 22-27, B.C.R.

PARCEL "B"
845,689 SQUARE FEET
19.414 ACRES MORE OR LESS.

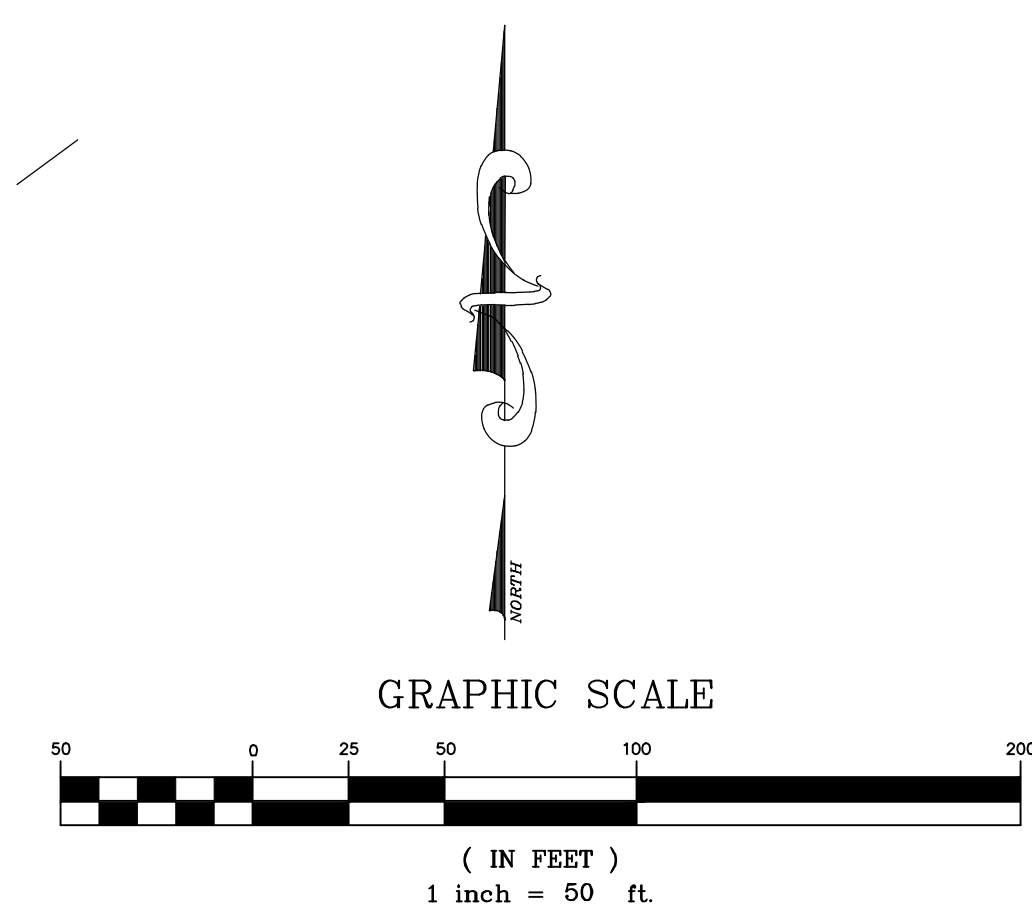
PARCEL "C"
1,334,978 SQUARE FEET
30.647 ACRES MORE OR LESS.

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
(D)	PER DEED MEASUREMENT
D.B.	DEED BOOK
(F)	PER FIELD MEASUREMENT
FND.	FOUND
L.B.	FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
N.	NORTH
NE.	NORTHEAST
NO.	NUMBER
NW.	NORTHWEST
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE

MATCH LINE "B"
(SEE SHEET 5)

PGS.	PAGES
PRM	PERMANENT REFERENCE MONUMENT
TYP.	TYPICAL
R	RADIUS
A	CENTRAL ANGLE
L	ARC LENGTH
C	CENTERLINE
----	NON VEHICULAR ACCESS LINE
+	ONE-QUARTER SECTION CORNER
+	SECTION CORNER



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