

PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
SEPTEMBER, 1999

ATLANTIC BUSINESS CENTER

A PORTION OF GOVERNMENT LOTS 2, 3 AND 4 IN SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST
AND A REPLAT OF PARCEL 'A', CASTLETON INDUSTRIES, INC., (P.B. 91, P.G. 27, B.C.R.)
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

ATLANTIC BOULEVARD
(STATE ROAD 814)

POMPANO CANAL
(S.F.W.M.D. CANAL 14 - R.O.W. MAP C-14-30, SHEET 16 OF 19, DATE: 7/7/81)

S88°49'22"E

1342.09' (TOTAL)

CENTERLINE OF 30' ACCESS
OPENING PER THIS PLAT
(THIS OPENING IS RESTRICTED
TO RIGHT TURNS ONLY)

CENTERLINE OF 60' ACCESS
OPENING PER THIS PLAT
(THIS OPENING IS RESTRICTED
TO RIGHT TURNS ONLY)

S01°21'18"W
88.46'
R=700.00'
Δ=11°42'58"
A=143.14'

FD. 5" DIAMETER
ROUND P.R.M.
STAMPED L.B. 26

552.58'
S00°23'49"E
159.73'

50' 50'

1317.38'

1005.15'

1005.15'

1005.15'

1005.15'

1005.15'

1005.15'

1005.15'

1005.15'

1005.15'

TRACT "B"

3,288,350 S.F. / 75.4901 ACRES

TRACT "C"
432,298 S.F. / 9.9242 ACRES

SEABOARD

COAST

RAILROAD

LINE

MATCH LINE SHEET 2 OF 3

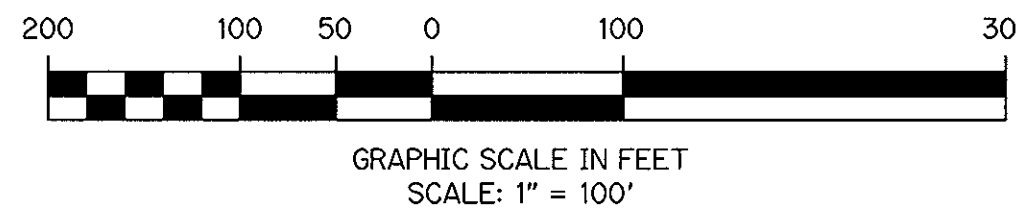
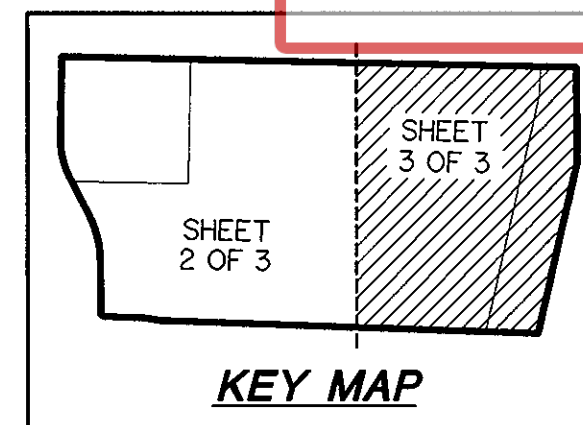
RACE TRACK ROAD
(S.W. 3RD ST. / POMPANO PARK PLACE)
(DEED BOOK 784, PG. 71; O.R.B. 1347, PG. 217;
O.R.B. 2705, PG. 688; O.R.B. 15278, PG. 209; B.C.R.)

ADDITIONAL R.O.W. #1
DEDICATED BY THIS PLAT
(3,972 S.F.)

ADDITIONAL R.O.W. #2
DEDICATED BY THIS PLAT (4,266 S.F.)

PLAT BOOK

DRC
BK 00169 PG 0128
SHEET 3 OF 3
PZ25-12000021
01/07/2026



ACREAGE TABULATION

PARCEL	SQUARE FEET	ACRES
TRACT "A"	542,622	12.4569
TRACT "B"	3,288,350	75.4901
TRACT "C"	432,298	9.9242
ADDITIONAL R.O.W. #1 DEDICATED BY THIS PLAT	3,972	0.0912
ADDITIONAL R.O.W. #2 DEDICATED BY THIS PLAT	4,266	0.0979
ADDITIONAL R.O.W. #3 DEDICATED BY THIS PLAT	4,080	0.0937
TOTAL	4,275,588	98.1540

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.

NOTE:

THIS PLAT IS RESTRICTED TO 490,300 SQUARE FEET OF OFFICE USE, 407,500 SQUARE FEET OF OFFICE/SERVICE INDUSTRIAL USE, 203,750 SQUARE FEET OF ASSEMBLY/DISTRIBUTION INDUSTRIAL USE AND 50,000 SQUARE FEET OF COMMERCIAL USE. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D. 1. f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

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 THERE TO 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.

NOTE:

- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY APRIL 11, 2005, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY 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 PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY APRIL 11, 2005, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY 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.

SURVEYOR'S NOTES:

- INDICATES SET PERMANENT REFERENCE MONUMENT, A 4" X 4" X 18" CONCRETE MONUMENT WITH A BRASS DISK STAMPED "L.B. #3300, P.R.M."
- INDICATES FOUND MONUMENTATION AS NOTED.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK DESCRIPTION: BROWARD COUNTY ENGINEERING DIVISION BENCHMARK NUMBER 717, ELEVATION = 9.373 FEET.
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WITH THE SOUTH LINE OF TRACT "C", HAVING A BEARING OF N88°0137"W.
- ABBREVIATION LEGEND: A = ARC LENGTH; B.C.R. = BROWARD COUNTY RECORDS; C = CENTERLINE; Δ = CENTRAL ANGLE; FD. = FOUND; F.P.L. = FLORIDA POWER & LIGHT COMPANY; GOV'T. = GOVERNMENT; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; PG. = PAGE; P.I. = POINT OF INTERSECTION; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.O.B. = POINT OF BEGINNING; P.O.C. = POINT OF COMMENCEMENT; P.R.M. = PERMANENT REFERENCE MONUMENT; R = RADIUS; RGE. = RANGE; R.O.W. = RIGHT-OF-WAY; S.B.T. & T. = SOUTHERN BELL TELEPHONE AND TELEGRAPH; SEC. = SECTION; S.F. = SQUARE FEET; S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT; TWP. = TOWNSHIP; U.E. = UTILITY EASEMENT; (W.H.S.) = WILLIAM, HATFIELD & STONER; (WARD) = LOYS WARD ASSOCIATES; W/ = WITH; W/CAP = WITH SURVEYOR'S CAP.
- INDICATES NON-VEHICULAR ACCESS LINE BY THIS PLAT.
- 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 RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR FOR THE PRIVATE USE OF AN 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 UTILITY SERVICE COMMISSION.