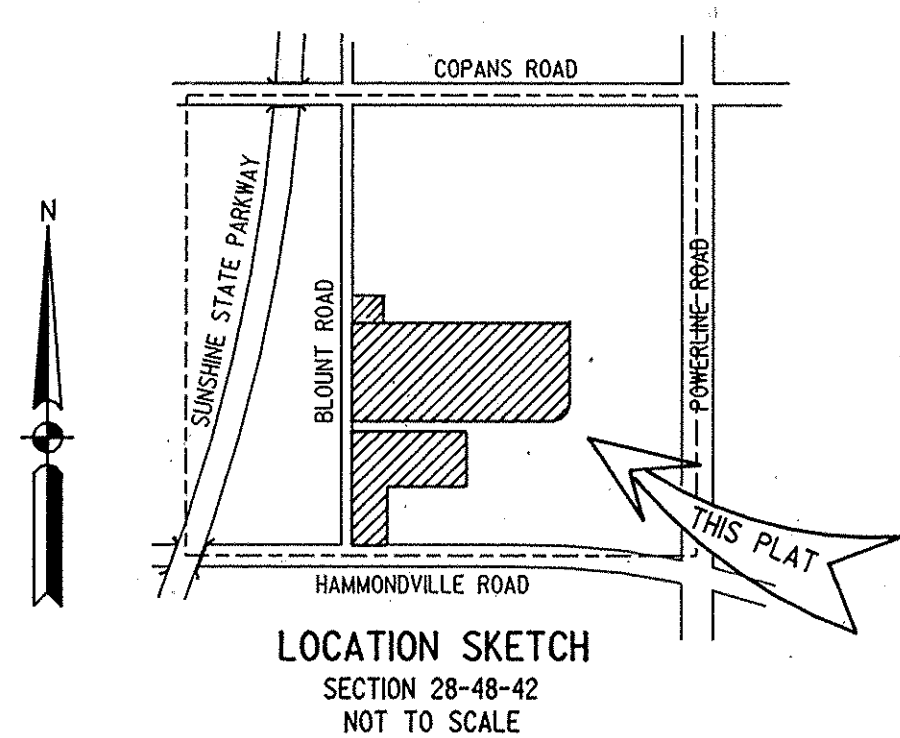


# BROWARD COUNTY PLAT NO. 2

A REPLAT OF PARCEL 'A', NORTH BROWARD DETENTION COMPLEX, (P.B. 127, PG. 25, B.C.R.) AND A REPLAT OF PARCELS 'A' AND 'B', 'NUTTER SUBDIVISION NO. 1', (P.B. 113, PG. 9, B.C.R.), AND A REPLAT OF PARCEL 'A' AND PORTION OF PARCEL 'B', BROWARD COUNTY PLAT NO. 1 (P.B. 107, PG. 47, B.C.R.) IN SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

PREPARED BY:  
**KEITH & SCHNARS, P.A.**  
ENGINEERS-PLANNERS-SURVEYORS  
6500 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA 33309  
(305) 776-1616  
AUGUST 1993



## LAND DESCRIPTION

PARCEL A, BROWARD COUNTY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGE 47, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE EAST 583.07 FEET OF THE WEST 603.07 FEET OF THE SOUTH 500.00 FEET OF PARCEL B OF SAID BROWARD COUNTY PLAT NO. 1, TOGETHER WITH PARCEL "A", NORTH BROWARD DETENTION COMPLEX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127, PAGE 25, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH PARCELS "A" AND "B", "NUTTER SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 9418 ACRES, MORE OR LESS.

## DEDICATION

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS THAT THE COUNTY OF BROWARD A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS BROWARD COUNTY PLAT NO. 2, A REPLAT. RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES UNLESS OTHERWISE NOTED.

IN WITNESS WHEREOF, THE COUNTY OF BROWARD HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIR, ATTESTED BY ITS COUNTY ADMINISTRATOR AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE COUNTY COMMISSION THIS 2nd DAY OF November, 1993.

BY: Sylvia Poitier  
SYLVIA POITIER, CHAIR

ATTEST: B. Jack Osterholt  
B. JACK OSTERHOLT  
COUNTY ADMINISTRATOR AS EX-OFFICIO  
CLERK OF THE BOARD OF COUNTY COMMISSIONERS

## ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF November, 1993, BY Sylvia Poitier AND B. Jack Osterholt, BEING THE COUNTY COMMISSION CHAIR AND COUNTY ADMINISTRATOR, ON BEHALF OF BROWARD COUNTY. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND 940 (DID NOT) TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS 2nd DAY OF November, A.D., 1993.

MY COMMISSION EXPIRES  
NOTARY PUBLIC, STATE OF FLORIDA  
Phyllis Hertzberg  
AA733096

## SURVEY NOTES:

1. INDICATES SET PERMANENT REFERENCE MONUMENT.
  2. SURVEY DATA IN FIELD BOOKS 296, 676, 650 AND 777.
  3. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM (N01°28'09"W) ON THE EAST R/W LINE OF BLOUNT ROAD.
  4. INDICATES NON-VEHICULAR ACCESS LINE
- BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY: BROWARD COUNTY ENGINEERING DEPARTMENT, BENCHMARK # 2622, ELEVATION 11.75, LOCATED AT POMPANO BEACH - CANAL CROSSING NW 31 AVENUE, 0.2 MILE S SOUTH OF COCONUT CREEK PARKWAY (CONTROL STRUCTURE NO. 12), STATE ROAD DEPARTMENT BRONZE DISC ON NORTH END OF CONCRETE HEADWALL ON EAST SIDE OF ROAD.

## AREA TABULATION

PARCEL "A"	1,553,693	SQUARE FEET	35,6679	ACRES
PARCEL "B"	1,224,485	SQUARE FEET	28,1103	ACRES
PARCEL "C"	941,202	SQUARE FEET	21,6070	ACRES
PARCEL "D"	88,884	SQUARE FEET	2,0405	ACRES
PARCEL "E"	291,537	SQUARE FEET	6,6928	ACRES
R/W (DEDICATED)	2596	SQUARE FEET	0,0596	ACRES
TOTAL	4,102,399	SQUARE FEET	94,1781	ACRES

## NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## CITY OF POMPANO BEACH CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY OF POMPANO BEACH, FLORIDA AND PASSED BY RESOLUTION NO. 94-238 THIS 19 DAY OF JULY, A.D. 1994.

ATTEST: Tracy Chantua BY: [Signature]  
CITY CLERK MAYOR  
THIS 15th DAY OF August 1994 THIS 16th DAY OF August 1994

## CITY OF POMPANO BEACH PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS 29th DAY OF JUNE, A.D. 1994.

BY: [Signature]  
CHAIRMAN  
THIS 22 DAY OF JULY 1994

## CITY OF POMPANO BEACH DIRECTOR OF PUBLIC WORKS

THIS PLAT IS APPROVED FOR RECORD THIS 25 DAY OF JULY, A.D. 1994.

BY: [Signature]  
DIRECTOR

## BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: [Signature] DATE 7-27-94  
DIRECTOR

## BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Henry P. Cook BY: Emilio V. Llufrio  
HENRY P. COOK EMILIO V. LLUFRIO  
FLORIDA P.E., REG. NO. 12506 FLORIDA P.L.S., REG. NO. 4429  
DIRECTOR OF ENGINEERING COUNTY SURVEYOR  
7-29-95 9-6-95  
DATE DATE

## BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY THIS 25th DAY OF August, A.D., 1994.

BY: [Signature] DATE August 31, 95  
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 25th DAY OF August, A.D., 1994.

BY: [Signature] DATE 8/25/94  
ADMINISTRATOR OR DESIGNEE

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

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 8th DAY OF SEPTEMBER, A.D., 1994.

ATTEST: B. JACK OSTERHOLT COUNTY ADMINISTRATOR  
BY: Mary Anne Doherty DEPUTY  
BY: [Signature] CHAIR, COUNTY COMMISSION

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 4th DAY OF October, A.D., 1995, AND RECORDED IN PLAT BOOK 159, PAGE 16, RECORD VERIFIED.

ATTEST: B. JACK OSTERHOLT COUNTY ADMINISTRATOR  
BY: Carol R. Doyle DEPUTY

CITY CLERK	COUNTY COMMISSION (DEDICATION)	NOTARY	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	BROWARD COUNTY PLAT NO. 2	CHECKED BY	DATE
						PRELIMINARY CHECK		
						ENGINEERING DEPT.		
						FIELD BNDY SURVEY		
						CALCULATIONS		
						PRM'S SET		
						PLANNING DEPT.		
						FINAL CHECK		
						3058UP(6,7,8)DGN		



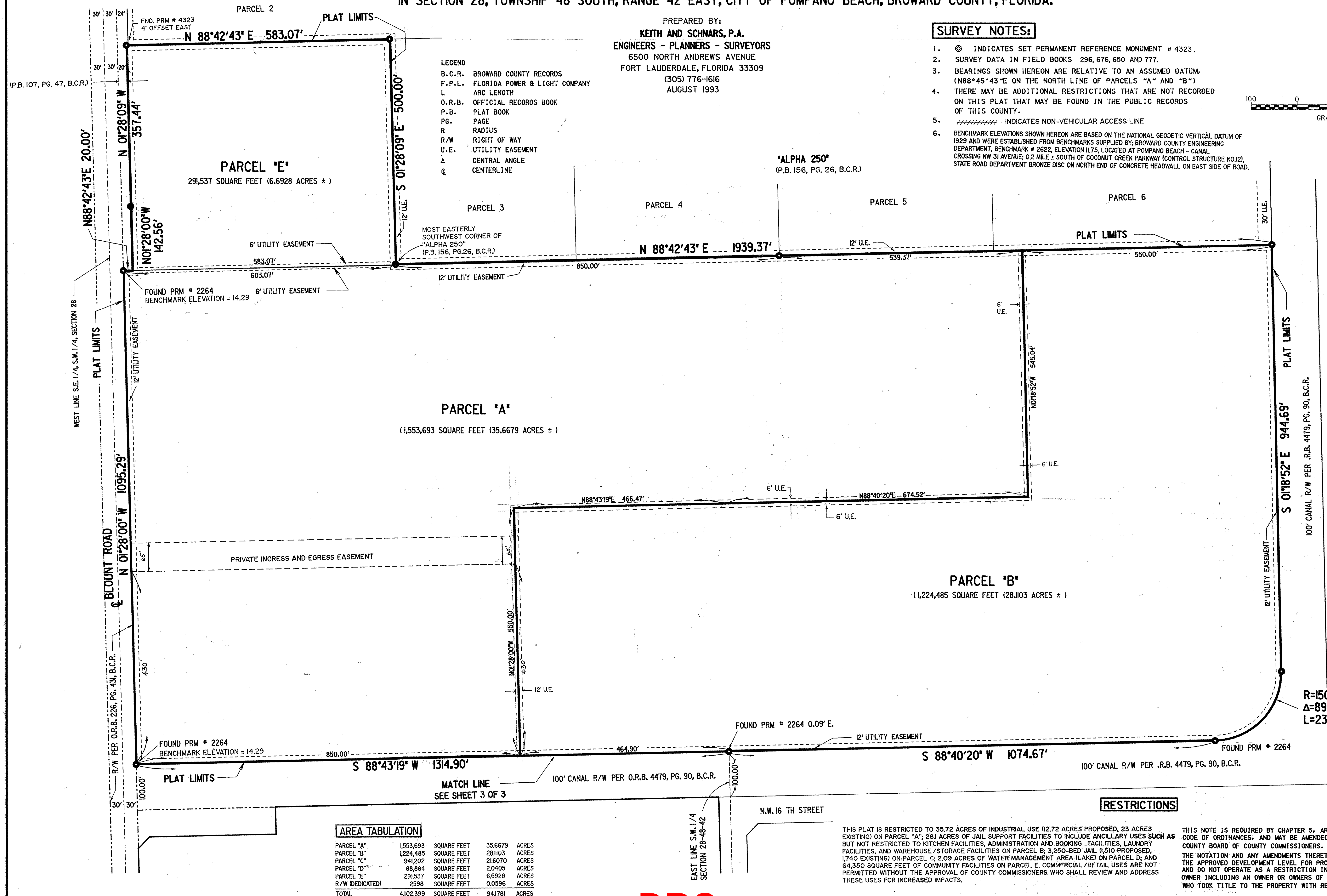
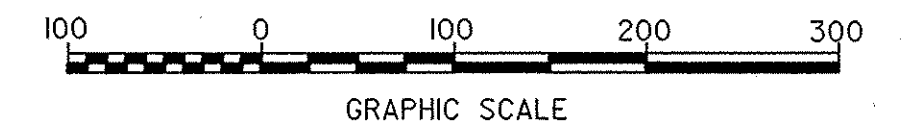
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IN SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

PREPARED BY:  
**KEITH AND SCHNARS, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
6500 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA 33309  
(305) 776-1616  
AUGUST 1993

## SURVEY NOTES:

1. © INDICATES SET PERMANENT REFERENCE MONUMENT # 4323.
2. SURVEY DATA IN FIELD BOOKS 296, 676, 650 AND 777.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM. (N88°45'43"E ON THE NORTH LINE OF PARCELS "A" AND "B")
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. ##### INDICATES NON-VEHICULAR ACCESS LINE
6. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY: BROWARD COUNTY ENGINEERING DEPARTMENT, BENCHMARK # 2622, ELEVATION 14.29, LOCATED AT POMPANO BEACH - CANAL CROSSING NW 31 AVENUE, 0.2 MILE ± SOUTH OF COCONUT CREEK PARKWAY (CONTROL STRUCTURE NO. 12), STATE ROAD DEPARTMENT BRONZE DISC ON NORTH END OF CONCRETE HEADWALL ON EAST SIDE OF ROAD.



## AREA TABULATION

PARCEL "A"	1,553,693	SQUARE FEET	35.6679	ACRES
PARCEL "B"	1,224,485	SQUARE FEET	28.1103	ACRES
PARCEL "C"	941,202	SQUARE FEET	21.6070	ACRES
PARCEL "D"	88,884	SQUARE FEET	2.0405	ACRES
PARCEL "E"	291,537	SQUARE FEET	6.6928	ACRES
R/W (DEDICATED)	2598	SQUARE FEET	0.0596	ACRES
TOTAL	4,102,399	SQUARE FEET	94.1781	ACRES

## RESTRICTIONS

THIS PLAT IS RESTRICTED TO 35.72 ACRES OF INDUSTRIAL USE (12.72 ACRES PROPOSED, 23 ACRES EXISTING) ON PARCEL "A"; 28.1 ACRES OF JAIL SUPPORT FACILITIES TO INCLUDE ANCILLARY USES SUCH AS BUT NOT RESTRICTED TO KITCHEN FACILITIES, ADMINISTRATION AND BOOKING FACILITIES, LAUNDRY FACILITIES, AND WAREHOUSE/STORAGE FACILITIES ON PARCEL B; 3,250-BED JAIL (1,510 PROPOSED, 1,740 EXISTING) ON PARCEL C; 2.09 ACRES OF WATER MANAGEMENT AREA (LAKE) ON PARCEL D; AND 64,350 SQUARE FEET OF COMMUNITY FACILITIES ON PARCEL E. COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

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.

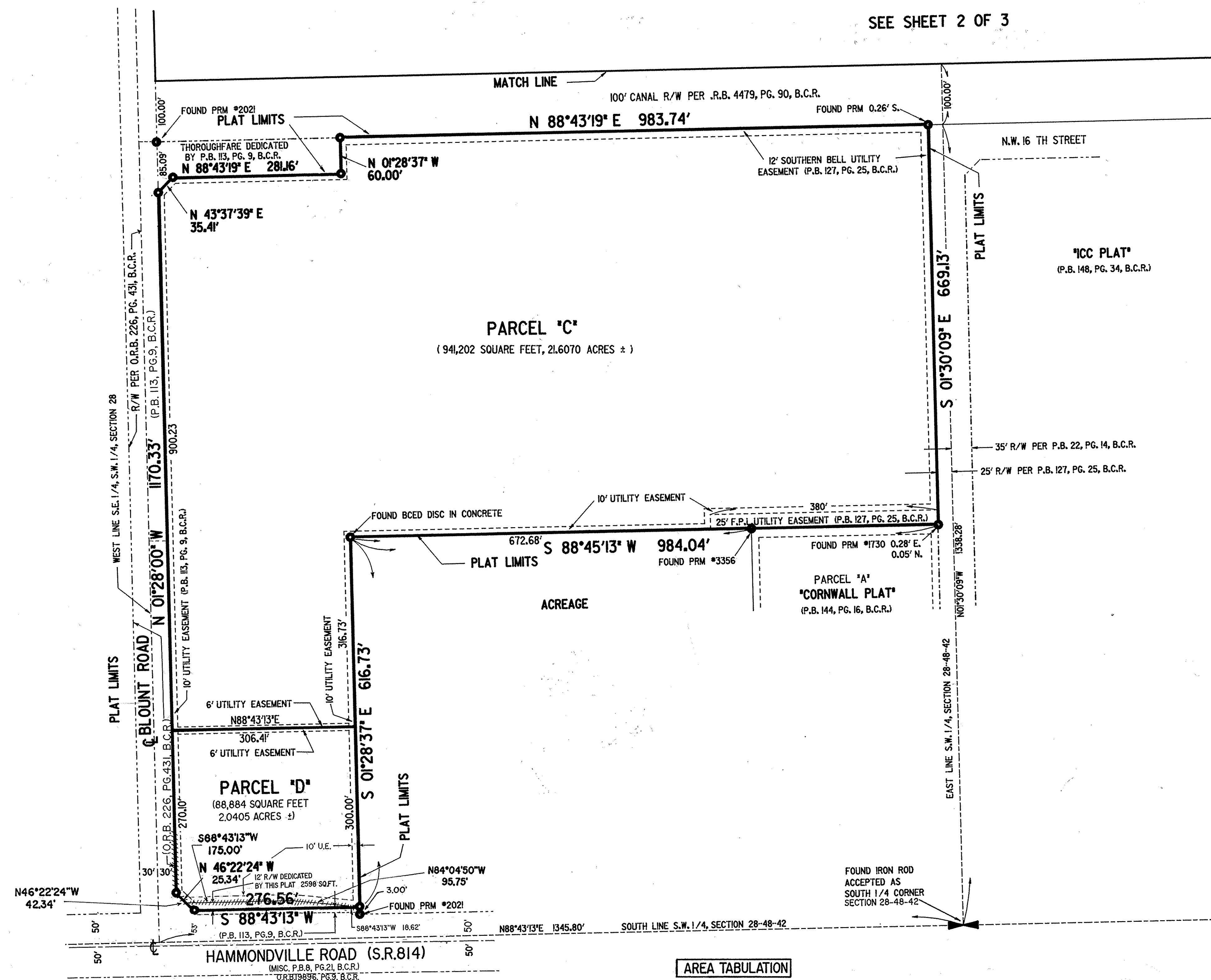


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IN SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

PREPARED BY:  
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**ENGINEERS - PLANNERS - SURVEYORS**  
6500 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA 33309  
(305) 776-1616  
AUGUST 1993  
PI3058;3058UPL8.DGN

SEE SHEET 2 OF 3



**LEGEND**

BCED	BROWARD COUNTY ENGINEERING DEPARTMENT
B.C.R.	BROWARD COUNTY RECORDS
F.P.L.	FLORIDA POWER & LIGHT COMPANY
L	ARC LENGTH
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R	RADIUS
R/W	RIGHT OF WAY
U.E.	UTILITY EASEMENT
Δ	CENTRAL ANGLE
⊖	CENTERLINE

100 0 100 200 300

**GRAPHIC SCALE**  
SCALE: 1" = 100'

**SURVEY NOTES:**

1.     •   INDICATES SET PERMANENT REFERENCE MONUMENT.
2.   SURVEY DATA IN FIELD BOOKS 296,676,650 AND 777.
3.   BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM  
     (NO1°28'09"W) ON THE EAST R/W LINE OF BLOUNT ROAD.
4.   THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED  
     ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS  
     OF THIS COUNTY.
5.   ##### INDICATES NON-VEHICULAR ACCESS LINE
6.   BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF  
     1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY: BROWARD COUNTY ENGINEERING  
     DEPARTMENT, BENCHMARK # 2622, ELEVATION 1175, LOCATED AT POMPAHO BEACH - CANAL  
     CROSSING NW 31 AVENUE, 0.2 MILE S: SOUTHWEST OF COCONUT CREEK PARKWAY (CONTROL STRUCTURE NO.12),  
     STATE ROAD DEPARTMENT BRONZE DISC ON NORTH END OF CONCRETE HEADWALL ON EAST SIDE OF ROAD.

## RESTRICTIONS

THIS PLAT IS RESTRICTED TO 35.72 ACRES OF INDUSTRIAL USE (12.72 ACRES PROPOSED, 23 ACRES EXISTING) ON PARCEL "A"; 281 ACRES OF JAIL SUPPORT FACILITIES TO INCLUDE ANGLICULAR USES, SUCH AS BUT NOT RESTRICTED TO, OFFICES, ADMINISTRATION AND BOOKING FACILITIES, LAUNDRY FACILITIES AND WAREHOUSE/STORAGE FACILITIES ON PARCEL B; 3,250-BED JAIL (1,510 PROPOSED, 1,740 EXISTING) ON PARCEL C; 2.09 ACRES OF WATER MANAGEMENT AREA (LAKE) ON PARCEL D; AND 64,350 SQUARE FEET OF COMMUNITY FACILITIES ON PARCEL E. COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

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<b>TOTAL</b>	<b>4,102,399</b>	<b>SQUARE FEET</b>	<b>94,1781</b>	<b>ACRES</b>

2,399 SQUARE FEET 94.  
**DRC**  
PZ22-13000009  
10/5/2022

82-MP-93

**DRC**  
PZ22-13000009  
8/3/2022