

# ATLANTIC INDUSTRIAL PARK

A REPLAT OF PORTION OF LOTS 1-3, BLOCK 8, SEABOARD HIGHLANDS ADDITION (P.B. 19, PG. 13, B.C.R.) AND A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, ALL IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777  
FAX NO. 954-572-1778

PLAT BOOK 183 PAGE 630  
SHEET 1 OF 2 SHEETS

**INSTR # 118976865, Plats 183/630**

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Recorded 07/13/2023 at 11:35 AM

## LEGAL DESCRIPTION:

THAT PART OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND A PORTION OF LOTS 1, 2 AND 3, BLOCK 8, OF "SEABOARD HIGHLANDS ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 8, "SEABOARD HIGHLANDS ADDITION"; THENCE NORTH 01°23'35" WEST ALONG THE WEST LINE OF SAID EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34 FOR 500.02 FEET TO THE NORTHWEST CORNER OF SAID EAST ONE-HALF; THENCE NORTH 89°01'55" EAST ALONG THE NORTH LINE OF SAID EAST ONE-HALF 189.40 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD RIGHT-OF-WAY (FORMERLY SEABOARD COAST LINE RAILROAD); THENCE SOUTH 10°46'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 541.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD; THENCE SOUTH 88°54'29" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 219.02 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3, BLOCK 8; THENCE NORTH 01°22'07" WEST 30.27 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 88°53'38" EAST ALONG THE NORTH LINE OF SAID LOTS 1 THROUGH 3 FOR 143.81 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 1.710 ACRES, MORE OR LESS.

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT ATLANTIC INDUSTRIAL PROPERTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "ATLANTIC INDUSTRIAL PARK", A REPLAT.

- PARCEL RW1 AS SHOWN HEREON IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.
- PARCEL RW2 AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: SAID ATLANTIC INDUSTRIAL PROPERTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY CAROL EDWARDS, ITS MANAGER, IN THE PRESENCE OF THESE TWO WITNESSES, THIS 7 DAY OF JULY, 2022.

WITNESS: Elizabeth Tsourektsian  
PRINT NAME: Elizabeth Tsourektsian

WITNESS: Mark Antolucci  
PRINT NAME: Mark Antolucci

ATLANTIC INDUSTRIAL PROPERTY LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

BY: CAROL EDWARDS  
NAME: CAROL EDWARDS  
TITLE: MANAGER

## ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF Broward } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 7th DAY OF JULY, 2022, BY CAROL EDWARDS, AS MANAGER OF ATLANTIC INDUSTRIAL PROPERTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 7 DAY OF JULY, 2022

MY COMMISSION EXPIRES: 1/26/23  
COMMISSION NUMBER: GG264028

Abby Ellen Stone  
NOTARY PUBLIC - STATE OF FLORIDA  
PRINT NAME: Abby Ellen Stone

## MORTGAGEE CONSENT:

KNOW ALL MEN BY THESE PRESENTS: THAT MOLLER FAMILY TRUST, DATED 12/4/97 AS AMENDED, POUL E. MOLLER AND NANCY A. MOLLER AS TRUSTEES, ISAOA ATIMA, THE OWNER AND HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREON, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: MOLLER FAMILY TRUST, DATED 12/4/97 AS AMENDED, POUL E. MOLLER AND NANCY A. MOLLER AS TRUSTEES, ISAOA ATIMA, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY Daniel Moller, TRUSTEE, IN THE PRESENCE OF THESE TWO WITNESSES THIS 7th DAY OF July, 2022.

WITNESS: CAROL EDWARDS  
PRINT NAME: CAROL EDWARDS

WITNESS: Mark Antolucci  
PRINT NAME: Mark Antolucci

MOLLER FAMILY TRUST, DATED 12/4/97 AS AMENDED,  
POUL E. MOLLER AND NANCY A. MOLLER AS TRUSTEES,  
ISAOA ATIMA

BY: Daniel Moller  
NAME: DANIEL MOLLER  
TRUSTEE

## ACKNOWLEDGMENT:

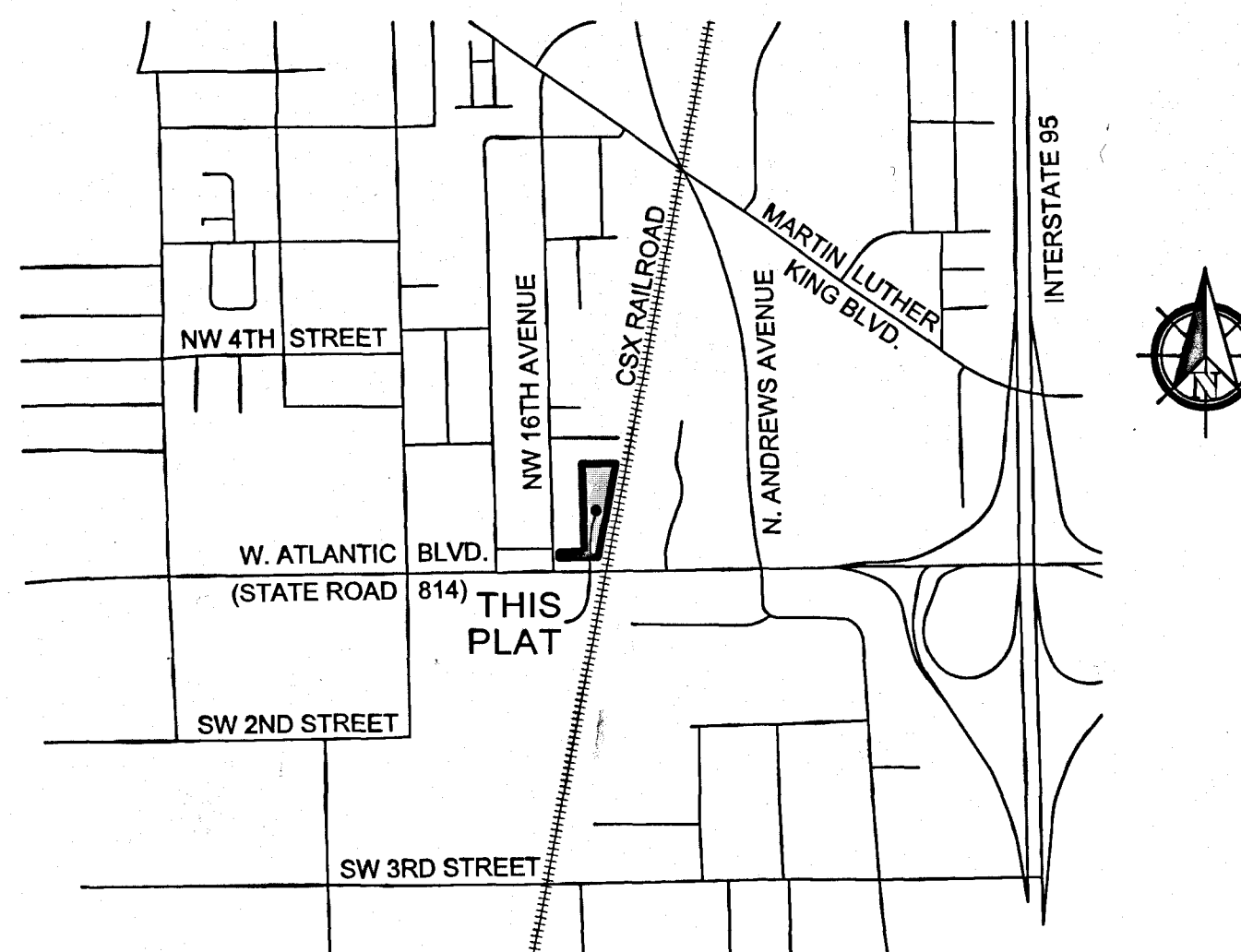
STATE OF FLORIDA  
COUNTY OF Broward } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 7th DAY OF JULY, 2022, BY Daniel Moller, TRUSTEE OF MOLLER FAMILY TRUST, DATED 12/4/97 AS AMENDED, POUL E. MOLLER AND NANCY A. MOLLER AS TRUSTEES, ISAOA ATIMA, WHO IS ☒ PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 7th DAY OF JULY, 2022

MY COMMISSION EXPIRES: 1/26/23  
COMMISSION NUMBER: GG264028

Abby Ellen Stone  
NOTARY PUBLIC - STATE OF FLORIDA  
PRINT NAME: Abby Ellen Stone



LOCATION MAP  
NOT TO SCALE

## POMPANO BEACH CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, BY RESOLUTION NO. 2022-199 ADOPTED BY THE SAID CITY COMMISSION THIS 26 DAY OF July, 2022.

CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

ATTEST: Ascleeta Hammond  
CITY CLERK

APPROVED: REX HARDIN  
MAYOR

## POMPANO BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE CITY OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS 7th DAY OF August, 2022.

BY: FRED STACER  
CHAIRPERSON

## POMPANO BEACH CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF August, 2022.

BY: JOHN STROPOLOS, P.E.  
CITY ENGINEER

## BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: J. Seodice  
DIRECTOR/DESIGNEE

DATE: 5/30/23

**DRC**

PZ24-12000026

## BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 20th DAY OF July, 2022.

BY: CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 7th DAY OF JULY, 2023.

BY: D. VonStelina  
EXECUTIVE DIRECTOR 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 6 DAY OF DECEMBER, 2022.

BY: MAYOR, COUNTY COMMISSION

## BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: Roberto Chavez  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS7280

BY: Richard Tornese  
DIRECTOR  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. 40263

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

BY: Donna C. West  
DATE: 7.6.22  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4290  
STATE OF FLORIDA  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FL 33351  
CERTIFICATE OF AUTHORIZATION NO. LB3870

**DRC**

PZ24-12000026

PLAT NO.: 009-MP-22

04.02.2025