

LEGAL DESCRIPTION:

ALL OF LOT 11, BLOCK 1, AND ALL OF THE 10.00 FOOT WIDE ALLEY LYING EAST OF AND ADJACENT TO SAID LOT 11, "COMMERCIAL ADDITION TO POMPANO FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF VACATED NORTHEAST 7TH STREET, AND A PORTION OF THE FLORIDA EAST COAST RAILROAD PROPERTY LYING WEST OF AND ADJACENT TO AFOREMENTIONED BLOCK 1, ALL BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, OF SAID "COMMERCIAL ADDITION TO POMPANO FLORIDA"; THENCE SOUTH 13°57'20" WEST ON THE WESTERLY LINE OF SAID BLOCK 1, BEING A LINE 100.00 FEET EASTERLY OF AND PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86170-2508, SHEET 1 OF 29, FOR 286.27 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE ABANDONED RIGHT-OF-WAY FOR NORTHEAST 7TH STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 39048, PAGE 1981, OFFICIAL RECORDS BOOK 35323, PAGE 1628 AND OFFICIAL RECORDS BOOK 37147, PAGE 1030, ALL OF SAID PUBLIC RECORDS; THENCE NORTH 88°22'50" EAST ON SAID CENTERLINE 92.26 FEET TO THE INTERSECTION WITH A LINE 5.00 FEET WESTERLY OF AND PARALLEL TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID BLOCK 1; THENCE SOUTH 13°57'20" WEST ON SAID PARALLEL LINE 15.57 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LOT NO. 1, "AMERICAN TOWNSITES CO'S SUB-DIVISION NO. 1 OF POMPANO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE ALSO BEING THE SOUTH LINE OF NORTHEAST 7TH STREET RIGHT-OF-WAY; THENCE SOUTH 88°22'50" WEST ON SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE 144.17 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF AFOREMENTIONED LOT 11, SAID LINE BEING 50.00 FEET EASTERLY OF AND PARALLEL TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD; THENCE NORTH 13°57'20" EAST ON SAID SOUTHERLY EXTENSION AND SAID PARALLEL LINE 15.57 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF ABANDONED NORTHEAST 7TH STREET RIGHT-OF-WAY; THENCE SOUTH 88°22'50" WEST ON SAID CENTERLINE 51.91 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD; THENCE NORTH 13°57'20" EAST ON SAID EASTERLY RIGHT-OF-WAY LINE 317.90 FEET TO THE INTERSECTION WITH THE NORTH LINE OF AFOREMENTIONED SOUTHEAST 1/4 OF SECTION 35, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 8TH STREET, AS SHOWN ON "PLAT OF S 1/2 OF SW 1/4 OF SE 1/4 OF THE NE 1/4 OF SECTION 35-48-42", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°03'20" EAST ON SAID NORTH LINE 103.98 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE AFOREMENTIONED WESTERLY LINE OF BLOCK 1; THENCE SOUTH 13°57'20" WEST ON SAID NORTHERLY EXTENSION 32.24 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 33,984 SQUARE FEET (0.7802 ACRES), MORE OR LESS.

DEDICATION:

STATE OF _____ S.S.
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: THAT GLENN SPECK, AN INDIVIDUAL, THE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "621 NE 1ST AVENUE DEVELOPMENT", A REPLAT.

THE ADDITIONAL RIGHT-OF-WAY PARCEL FOR NE 8TH STREET AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: THAT GLENN SPECK, HAS CAUSED THESE PRESENTS TO BE SIGNED IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, A.D. 20____.

WITNESSES:

BY: _____ BY: _____
PRINT NAME: _____ PRINT NAME: GLENN SPECK
BY: _____
PRINT NAME: _____

ACKNOWLEDGMENT:

STATE OF _____ S.S.
COUNTY OF _____

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, GLENN SPECK, AN INDIVIDUAL, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

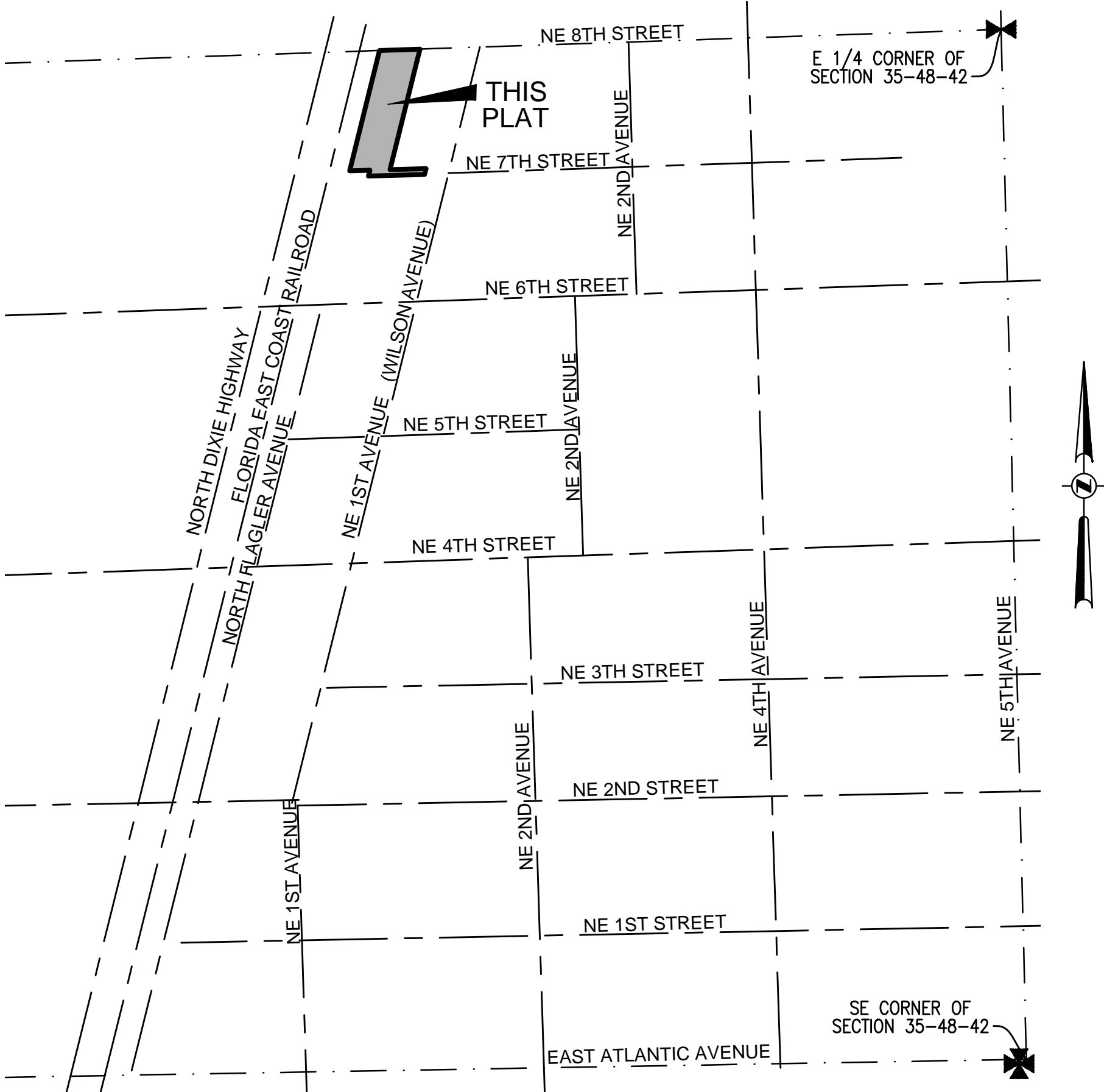
COMMISSION # _____ NOTARY PUBLIC, STATE OF _____
MY COMMISSION EXPIRES: _____ PRINT NAME: _____

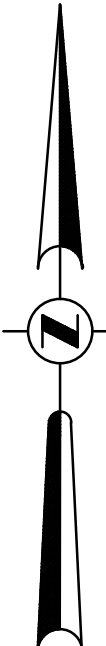
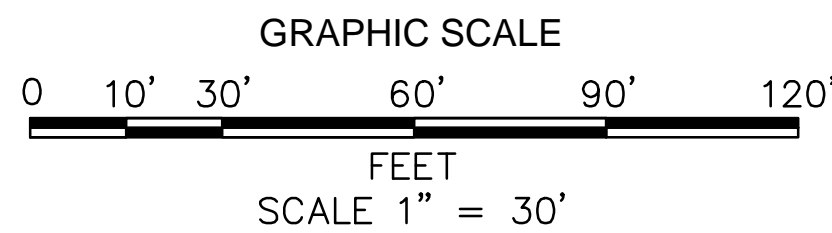
'621 NE 1ST AVENUE DEVELOPMENT'

A REPLAT OF ALL OF LOT 11, BLOCK 1, AND ALL OF THE 10.00 FOOT WIDE ALLEY LYING EAST OF AND ADJACENT TO SAID LOT 11, "COMMERCIAL ADDITION TO POMPANO FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF VACATED NORTHEAST 7TH STREET, AND A PORTION OF THE FLORIDA EAST COAST RAILROAD PROPERTY LYING WEST OF AND ADJACENT TO AFOREMENTIONED BLOCK 1, ALL BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, 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
FEBRUARY, 2019





'621 NE 1ST AVENUE DEVELOPMENT'

A REPLAT OF ALL OF LOT 11, BLOCK 1, AND ALL OF THE 10.00 FOOT WIDE ALLEY LYING EAST OF AND ADJACENT TO SAID LOT 11, "COMMERCIAL ADDITION TO POMPANO FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF VACATED NORTHEAST 7TH STREET, AND A PORTION OF THE FLORIDA EAST COAST RAILROAD PROPERTY LYING WEST OF AND ADJACENT TO AFOREMENTIONED BLOCK 1, ALL BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST,

POMPANO BEACH, BROWARD COUNTY, FLORIDA

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- LEGEND:
- P.R.M. ■ DENOTES: PERMANENT REFERENCE MONUMENT (SET 4"x4"x24" CONCRETE MONUMENT WITH 1.3" BRASS DISK STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED)
- P.C.P. ● DENOTES: PERMANENT CONTROL POINT (MAG NAIL WITH 1.3" BRASS DISC STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)
- N/D P.R.M. ● DENOTES: PERMANENT REFERENCE MONUMENT (SET MAG NAIL WITH 1.3" BRASS WASHER STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)
- O.R.B. ■ DENOTES: OFFICIAL RECORD BOOK
- ✱ DENOTES: SECTION CORNER
- ⊕ DENOTES: CENTERLINE
- R/W DENOTES: RIGHT-OF-WAY
- PG DENOTES: PAGE
- P.B. DENOTES: PLAT BOOK
- ⬠ DENOTES: QUARTER SECTION CORNER
- 35-48-42 DENOTES: SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST
- D.C.R. DENOTES: DADE COUNTY RECORDS
- P.B.C.R. DENOTES: PALM BEACH COUNTY RECORDS
- /— DENOTES: NON-VEHICULAR ACCESS LINE

- SURVEYOR'S NOTES:
- 1) THIS PLAT IS RESTRICTED TO 22,000 SQUARE FEET OF WAREHOUSE USE. INDUSTRIAL USES MAY HAVE UP TO 30%-50% ANCILLARY OFFICE OR UP TO 30% ANCILLARY COMMERCIAL/OFFICE USE PER BAY OR SINGLE TENANT BUILDING UPON SATISFACTION OF TRANSPORTATION CONCURRENCY FEES. NO FREESTANDING OFFICE OR COMMERCIAL USES OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD 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.
- 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.
- 2) THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED MERIDIAN FOR THE EASTERLY RIGHT-OF-WAY LINE OF NE 1ST AVENUE (WILSON AVENUE) BEARING S13°57'20"W.
- 3A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 20____, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER 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
- B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 20____, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER 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.
- 4) 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 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.
- 5) THE FOLLOWING NOTE IS REQUIRED BY THE CITY OF POMPANO BEACH, "ALL FACILITIES FOR THE DISTRIBUTION OF UTILITIES OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND."
- 6) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 7) THIS PLAT AND THE PROPERTY SOUTH OF AND ADJACENT TO THIS SITE ARE SUBJECT TO A BLANKET INGRESS/EGRESS EASEMENT AS RECORDED IN O.R.B. 50839, PAGE 1329, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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 THE CITY AND THIS COUNTY.

