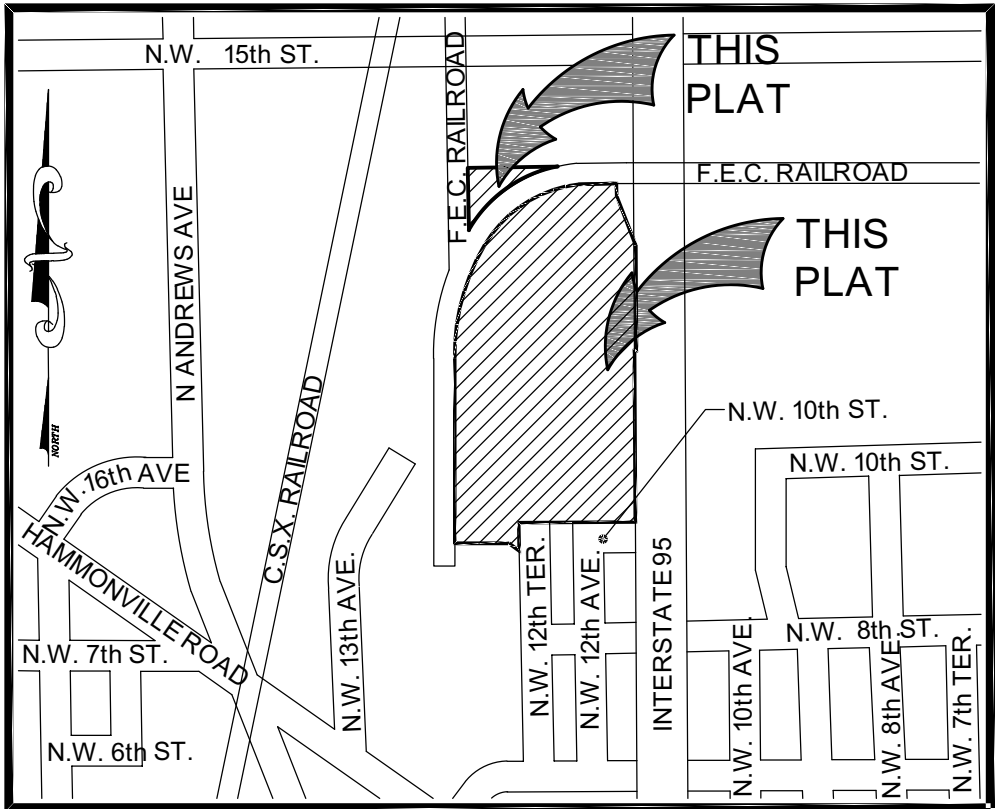


FIRST95 DISTRIBUTION CENTER, PHASE II

A RE-PLAT OF A PORTION OF PARCEL "A", AND PARCELS "B", "C", "D", & "E", BUDGET PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 173, PAGE 56 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA



LOCATION SKETCH
NOT TO SCALE

PLAT BOOK _____ PAGE _____
SHEET 1 OF 3

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 _____ DAY OF _____, A.D., 202__.

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D., 202__.

BY: _____ DATE: _____
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 _____ DAY OF _____, 202__.

MAYOR-COUNTY COMMISSION

DESCRIPTION:

PARCELS "A", "B", "C", "D" AND "E" OF BUDGET PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGE 56, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE LAND DESCRIBED IN INSTRUMENT NO. 115943326, BEING A PORTION OF PARCEL "A", BUDGET PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 56 AND 57, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", THENCE SOUTH 00°49'55" EAST, ON THE EAST LINE OF SAID PARCEL "A", BEING THE WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 236.51 FEET; THENCE NORTH 21°57'48" WEST, A DISTANCE OF 188.74 FEET; THENCE NORTH 01°13'19" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 88°46'41" EAST, ON THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 68.45 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE WEST 22.5 FEET THEREOF.

ALSO LESS THE FOLLOWING DESCRIBED PARCEL:
THE EAST 4.00 FEET OF THE WEST 26.50 FEET OF THE SOUTH 50.00 FEET TO THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 4.00 FEET OF THE WEST 26.50 FEET OF THE SOUTH 50.00 FEET TO THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE SOUTHWEST ONE-QUARTER (SW ¼), OF THE NORTHEAST ONE-QUARTER (NE ¼), OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING WESTERLY AND NORTHERLY FORM THE FLORIDA EAST COAST RAILROAD SPUR RECORDED IN DEED BOOK 451, PAGE 365 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE FLORIDA EAST COAST RAILWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12466, PAGE 717, AND THE FLORIDA EAST COAST RAILWAY SPUR AS DESCRIBED IN DEED BOOK 451, PAGE 365, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°25'57" WEST, ALONG EAST LINE OF SAID FLORIDA EAST COAST RAILWAY, 252.99 FEET; THENCE SOUTH 88°46'12" WEST, 280.58 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT (A RADIAL BEARING FROM SAID POINT BEARS SOUTH 29°07'32" EAST), ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID FLORIDA EAST COAST RAILWAY SPUR; THENCE SOUTHWESTERLY ALONG SAID CURVE AND NORTHERLY RIGHT OF WAY, HAVING A RADIUS OF 766.78 FEET, THRU A CENTRAL ANGLE OF 28°28'19", AN ARC DISTANCE OF 381.04 FEET TO THE POINT OF BEGINNING.

ALL OF SAID LANDS LYING AND SITUATED IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 843,989 SQUARE FEET (19.375 ACRES) MORE OR LESS.

DEDICATION:

STATE OF _____ } SS KNOW ALL MEN BY THESE PRESENTS THAT COUNTY OF _____ } OF FR NW 12 STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE LANDS, AS SHOWN HEREON, BEING IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS FIRST 95 DISTRUBUTION CENTER, PHASE II, DO HEREBY DEDICATE THE FOLLOWING:

PARCEL "C" AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS _____ DAY OF _____, 202__.

WITNESS: _____ FR NW 12 TERRACE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
PRINT NAME:

BY: FIRST INDUSTRIAL, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SOLE MEMBER

WITNESS: _____ BY: FIRST INDUSTRIAL REALTY TRUST, INC., A MARYLAND CORPORATION, ITS SOLE GENERAL PARTNER
PRINT NAME:

BY: _____
NAME: _____
ITS: _____

ACKNOWLEDGEMENT:

STATE OF _____ } SS BEFORE ME PERSONALLY APPEARED COUNTY OF _____ } _____, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE _____ OF FR NW 12 STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH REGISTERED AGENT OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

PRINT NAME:

CITY OF POMPAÑO BEACH APPROVALS:

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY OF POMPAÑO BEACH, FLORIDA, AND BY RESOLUTION NO. _____ THIS _____ DAY OF _____, A.D., 202__.

ALL APPLICATION, 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.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____
CITY CLERK
ASCELETA HAMMOND

BY: _____
CITY MAYOR
REX HARDIN

PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPAÑO BEACH, FLORIDA HAS ACCEPTED AND APPROVED THIS PLAT THIS _____ DAY OF _____, A.D., 202__.

BY: _____
PLANNING AND ZONING BOARD
CHAIR FRED STACER

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, A.D., 202__.

BY: _____
CITY ENGINEER
JOHN SFIROPOULOS

CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	PREPARED BY:
						<div>KEITH & ASSOCIATES, INC. 101 EAST ANAHOULE BOULEVARD POMPAÑO BEACH, FLORIDA 33064-6643 (954) 788-3000 FAX (954) 788-3500 MAIL: mail@keithandassociates.com L.P. 6860</div>

PZ20-14000002
10/28/2020