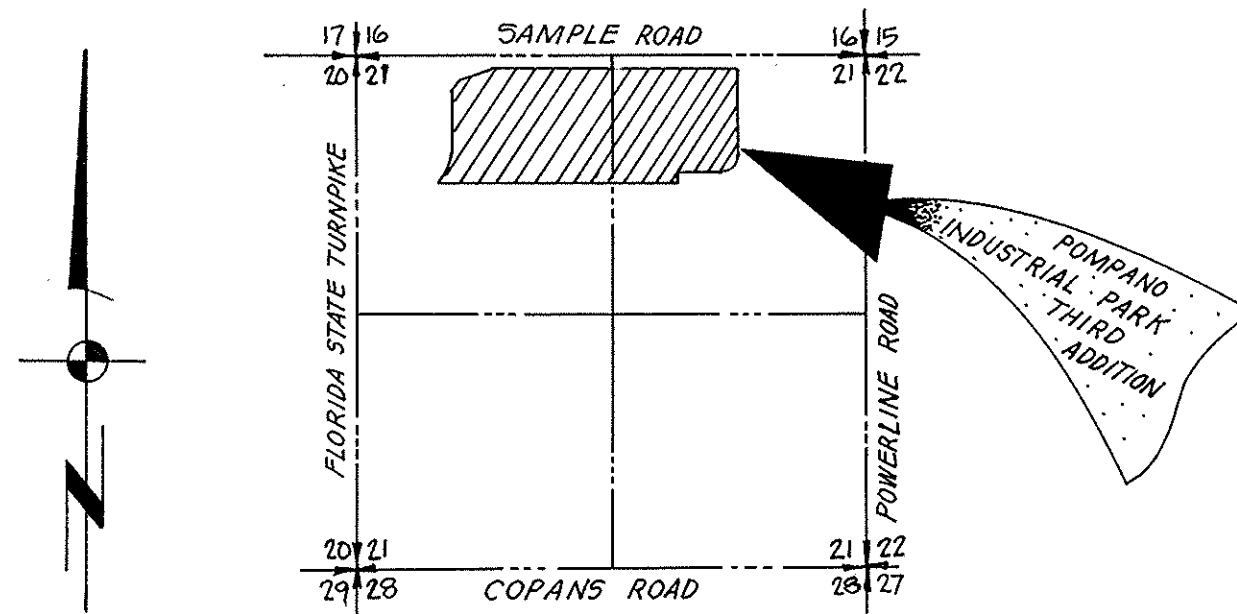


DRC

PZ25- 12000013
12/03/2025



LOCATION SKETCH
SEC. 21, TWP 48 S, R6E 42E.
(NOT TO SCALE)

POMPAÑO INDUSTRIAL PARK THIRD ADDITION

A PARCEL OF LAND IN SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS • PLANNERS • SURVEYORS
1115 N. E. 4TH AVENUE
FORT LAUDERDALE, FLORIDA

LAND DESCRIPTION:

A PORTION OF THE NORTH ONE-HALF (N1/2) OF THE NORTH ONE-HALF (N1/2) OF THE WEST THREE-QUARTERS (W3/4) OF SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE NORTH 89°43'30" WEST, ALONG THE NORTH LINE OF THE EAST ONE-HALF (E1/2) OF SAID SECTION 21, A DISTANCE OF 1333.12 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF AFORESAID WEST THREE-QUARTERS (W3/4) OF SECTION 21; THENCE SOUTH 00°09'46" WEST, ALONG SAID EAST LINE, 93.00 FEET; THENCE NORTH 89°43'30" WEST, 50.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°09'46" WEST, ALONG A LINE 50 FEET WEST OF AND PARALLEL WITH THE AFORESAID EAST LINE OF THE WEST THREE-QUARTERS (W3/4) OF SECTION 21, A DISTANCE OF 938.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 150 FEET, A DELTA OF 89°55'32", AN ARC DISTANCE OF 235.43 FEET; THENCE NORTH 89°54'42" WEST, 517.85 FEET; THENCE SOUTH 00°16'04" WEST, 120.00 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID NORTH ONE-HALF (N1/2) OF THE NORTH ONE-HALF (N1/2) OF THE WEST THREE-QUARTERS (W3/4) OF SECTION 21; THENCE NORTH 89°54'42" WEST, ALONG SAID SOUTH LINE, 618.87 FEET; THENCE SOUTH 89°47'14" WEST, ALONG SAID SOUTH LINE, 1850.06 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THROUGH SAID POINT BEARS NORTH 54°58'20" WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 566.00 FEET, A DELTA OF 34°44'38", AN ARC DISTANCE OF 343.22 FEET; THENCE NORTH 00°17'02" EAST, 264.63 FEET; THENCE NORTH 45°46'47" EAST, 136.71 FEET; THENCE NORTH 85°27'59" EAST, 381.19 FEET; THENCE NORTH 89°41'47" EAST, ALONG A LINE 93 FEET SOUTH OF AND PARALLEL WITH AFORESAID NORTH LINE OF THE WEST HALF (W1/2) OF SECTION 21, A DISTANCE OF 1266.56 FEET; THENCE SOUTH 89°43'30" EAST, ALONG A LINE 93 FEET SOUTH OF AND PARALLEL WITH AFORESAID NORTH LINE OF THE EAST ONE-HALF (E1/2) OF SECTION 21, A DISTANCE OF 1282.84 FEET TO THE POINT OF BEGINNING.
SAID LANDS LYING IN BROWARD COUNTY, FLORIDA, AND CONTAINING 82.34 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT GREENWIN FLORIDA INVESTMENTS, A FLORIDA PARTNERSHIP, OWNERS OF THE LANDS DESCRIBED AND SHOWN HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON TO BE KNOWN AS **POMPAÑO INDUSTRIAL PARK THIRD ADDITION**.
ALL THOROUGHFARES AS SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES TOGETHER WITH THE USE OF EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED
THIS 10th DAY OF MARCH A.D. 1981.

GREENWIN FLORIDA INVESTMENTS,
A FLORIDA PARTNERSHIP
BY: Enduring Investments Corporation
A FLORIDA CORPORATION

WITNESS:
H. Magdon

WITNESS:
Steven Fujita

BY: [Signature]
PRESIDENT

ACKNOWLEDGEMENT:

TORONTO) ss
ONTARIO)
BEFORE ME PERSONALLY APPEARED ABRAHAM J. GREEN TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN A WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ENDURING INVESTMENTS CORPORATION A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 10th DAY OF MARCH, 1981 A.D. 1981.

MY COMMISSION
IS FOR LIFE

H. Reinhold
NOTARY PUBLIC

MORTGAGEE'S CONSENT

TORONTO) ss
ONTARIO)
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS' MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 8828, PAGE 500 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS' ASSISTANT SECRETARY AND ITS' CORPORATE SEAL
TO BE AFFIXED HEREON BY AND WITH AUTHORITY OF ITS' BOARD OF DIRECTORS THIS 6th DAY OF MARCH A.D. 1981.

WITNESS:
[Signature]
[Signature]

CANADIAN IMPERIAL BANK OF COMMERCE

BY: [Signature]
ASSISTANT SECRETARY

ACKNOWLEDGEMENT:

TORONTO) ss
ONTARIO)
BEFORE ME PERSONALLY APPEARED RONALD GREAVES IN AND WHO EXECUTED THE FOREGOING TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT SECRETARY OF THE ABOVE NAMED CANADIAN IMPERIAL BANK OF COMMERCE AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH ASSISTANT SECRETARY OF SAID CORPORATION, AND THAT THE SEAL WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF MARCH A.D. 1981.

MY COMMISSION EXPIRES:

"PERPETUAL"

[Signature]
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS INDICATED HEREON, THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT, THAT THE SURVEY WAS MADE UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 171, FLORIDA STATUTES, AND BROWARD COUNTY ORDINANCE 81-16, THAT THE ELEVATIONS SHOWN ARE BASED ON N.G. V.D. #1929 AND CONFORM TO THIRD ORDER ACCURACY STANDARDS.

KEITH AND SCHNARS, P.A.

DATED: March 16th 1981

BY: [Signature]
WILLIAM V. KEITH
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 1856

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHT-OF-WAY FOR TRAFFICWAYS BY RESOLUTION ADOPTED THIS 26th DAY OF MARCH A.D. 1981.

BY: [Signature]
A.D. 1981.

BROWARD COUNTY CENTRAL SERVICES DEPT. ARCHIVES AND MINUTES DIVISION

THIS IS TO CERTIFY THAT THIS PLAT IS APPROVED AND ACCEPTED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 22nd DAY OF June A.D. 1981.

GRAHAM W. WATT
COUNTY ADMINISTRATOR

BY: [Signature]
CHAIRMAN COUNTY COMMISSION

BY: [Signature]
DEPUTY

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: [Signature] 11-18-81
HENRY P. COOK DATE
DIRECTOR
FLA. P.E. REG. NO. 12506

BY: [Signature] 11-15-81
BRUCE STASKIEW'S DATE
COUNTY SURVEYOR
FLA. P.L.S. REG. NO. 2942

BROWARD COUNTY FINANCE DEPARTMENT RECORDING DIVISION

THIS PLAT FILED FOR RECORD THIS 18th DAY OF November A.D. 1981, AND RECORDED IN BOOK 111 OF PLATS AT PAGE 33 RECORD VERIFIED.

GRAHAM W. WATT
COUNTY ADMINISTRATOR

BY: [Signature]
DEPUTY

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 8th DAY OF June, 1981 A.D. 1981.

BY: [Signature]
DIRECTOR

SEALS

