

BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SEC. 27, T.48 S., R.42 E. AND PARTIALLY BEING A REPLAT OF A PORTION OF YELLOW FREIGHT PLAT, P.B. 94, P.33, B.C.R., CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 2 day of OCT., 1980

DEDICATION BY MORTGAGE HOLDER

O.S. SINDELL and FANNY F. SINDELL, owners and holders of a mortgage on this property, recorded in O.R. BOOK 4976, at PAGE 40, Broward County Records, does hereby join in the dedication shown hereon.

IN WITNESS WHEREOF: We hereunto set our hands in the City of Fort Lauderdale, County of Broward, State of Florida, this 24th day of September, 1980.

A portion of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of Section 27, Township 48 South, Range 42 East, more fully described as follows: Commencing at the Northeast corner of the Northeast one-quarter (NE 1/4) of Section 27, thence South 1°22'17" East along the West line of the said Northeast one-quarter (NE 1/4) of Section 27, a distance of 430 feet; thence North 88°34'00" East, a distance of 50 feet to the Point of Beginning; thence continuing North 88°34'00" East, a distance of 525.42 feet; thence North 1°26'00" West a distance of 375 feet; thence South 88°34'00" West along a line 55 feet South of and parallel with the North line of said Section 27, a distance of 525.02 feet; thence South 1°22'17" East along a line 50 feet East of and parallel with the West line of said Northeast one-quarter (NE 1/4) of Section 27, a distance of 375 feet to the Point of Beginning; TOGETHER WITH: The Northwest one-quarter (N.W. 1/4) of the Northeast one-quarter (N.E. 1/4) of said Section 27, LESS the North 490 feet thereof, AND LESS that certain right-of-way as recorded in O.R. BOOK 4082, PAGE 600 and DEED BOOK 699, PAGE 235, of the public records of Broward County; ALSO TOGETHER WITH: All that portion of the South 228 feet of the Northeast one-quarter (N.E. 1/4) of the Northeast one-quarter (N.E. 1/4) of said Section 27, lying West of the Seaboard Coast Line Railroad Company's 100 foot right-of-way; ALSO TOGETHER WITH: The Northeast one-quarter (N.E. 1/4) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 27; ALSO TOGETHER WITH: The Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 27, LESS the West 30 feet and North 100 feet thereof and also LESS the South 500 feet of the North 600 feet of the East 400 feet of the West 430 feet thereof. Said land also being a portion of Parcel "A", YELLOW FREIGHT PLAT, as recorded in Plat Book 94, Page 33, of the public records of Broward County, Florida; ALSO TOGETHER WITH: The West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 27; LESS the South 25 feet thereof; AND ALSO TOGETHER WITH: The East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 27, LESS the South 25 feet thereof.

WITNESSES TO THESE PRESENTS: That T. J. MILLER, Trustee, and COPANS-AGO ENTERPRISES, a Florida General Partnership, owners of the lands described and shown as included in this plat, have caused said lands to be subdivided and platted as herein shown; said plat to be in addition to COPANS INDUSTRIAL COMPLEX NO. 1. That the Thoroughfares are hereby dedicated to the perpetual use of the public in fee simple. The assents are hereby dedicated to the perpetual use of the public for purposes as indicated. WITNESS: We hereunto set our hands and seals at the County of Broward, State of Florida, this 4th day of June, 1988. Witnesses: Thomas M. Spaulding as to both _____ as to both _____ T.J. Miller: T. J. Miller as to both _____ Walter Banks: Walter Banks as to both _____ Trustee, General Partner, COPANS- LAGO ENTERPRISES General Partner, COPANS- LAGO ENTERPRISES

CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, T.J. MILLER, Trustee, and WALTER BANKS, General Partner of COPANS- LAGO ENTERPRISES, to me well known and the individuals described in the foregoing plat, and they acknowledged before me that they executed the same freely and voluntarily for use and purposes therein expressed. WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 4th day of June, 1988.

CITY COMMISSION
 THIS IS TO CERTIFY: That this plat has been approved and accepted for record by the City of Pompano Beach, Florida, and passed by Ordinance No. 31-44, this 17th day of March, 1982.
 By: [Signature] City Clerk

CITY ENGINEER'S SIGNATURE _____

This plat "ADDITION TO COPANS INDUSTRIAL COMPLEX NO. 1" is approved for record this 19th day of March, 1981. By: Richard C. Mills Richard C. Mills, P.E. Reg. No. 3555, State of Florida.

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat with regard to dedication of Rights-of-Way for Trafficways by Resolution duly adopted this 20 day of November 1980. By: *[Signature]* this 24 day of September 1981.

BROWARD COUNTY ENGINEERING DIVISION

This plat has been approved and accepted for record.. By: Henry P. Cook Henry P. Cook, Date 10-21-91, Director, Fla. P.E. Reg. No. 12506
By: Bruce S. Staskiewski Bruce S. Staskiewski, Date 9-19-91, County Surveyor, Fla. P.L.S. Reg. No. 294

BROWARD COUNTY CENTRAL SERVICES DEPARTMENT — ARCHIVES AND MINUTES DIVISION

FLORIDA" approved by the Governor, June 27, 1971. This plat accepted and approved for record by the BOARD OF COUNTY COMMISSIONERS, of Broward County, Florida, this

5 day of May, 1987. GRAHAM W. WATT - COUNTY ADMINISTRATOR
BROWARD COUNTY FINANCE DEPARTMENT- RECORDING DIVISION
 BY: Chyllis J. Flanagan DEPUTY.
 BY: Maria Beach CHAIRMAN- COUNTY COMMISSION

This plat filed for record this 30th day of October, 1981, in BOOK 111 of PLATS, at PAGE 22, "RECORD VERIFIED"
 GRAHAM W. WATT, COUNTY ADMINISTRATOR BY Carol A. Drake DEPUTY

GRAHAM W. WATT - COUNTY ADMINISTRATOR

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my
COUNTY OF BROWARD responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES.

A.D. 1971, _____ and further that the PERMANENT REFERENCE MONUMENTS _____

and conform to standards for third order work. The Permanent Control Points (P.C.P) will be set within one (1) year from the recording of this plot

McLAUGHLIN ENGINEERING CO.
This plat dated at Fort Lauderdale, Florida, this 7 day of OCT., 1980. BY: [Signature] James M. McLaughlin

Registered Land Surveyor No. 2021, State of Florida.

PZ22-12000052
03/01/2023 M-2686



© P.R.M. - indicates Permanent Reference Monument
B.M. - indicates Bench Mark
This plat contains 55.7783 acres.
Bearings refer to an assumed meridian
U.E. indicates Utility Easement
P.C.P. - indicates Permanent Control Point
- indicates Non-Vehicular Access

DEDICATION OF MORTGAGE HOLDER This plat "ADDITION T

BOCA RATON NATIONAL BANK, a national banking association, owner and holder of a mortgage on this property recorded in O.R. Book 4917, Page 950, Broward County Records, does hereby join in the dedication shown hereon.

IN WITNESS WHEREOF: We herunto set our hands and affix the Corporate seal in the City of Boca Raton, County of Palm Beach, State of Florida, this 30th day of Sept., 1980.

BOCA RATON NATIONAL BANK

<u>Robert L. Lott</u>	<u>Samuel M. Mansfield</u>
Officer and Title	Officer and Title
<u>Alvin M. Pearson</u>	<u>Joanne O'Hare</u>

ACKNOWLEDGEMENT

STATE OF FLORIDA SS I HEREBY CERTIFY: That on this day personally
COUNTY OF PALM BEACH appeared before me, an officer duly authorized
by law to administer oaths and take acknowledgements, Rose M. Bearden,
and Salest L. Lester, J. Dier Pringle, and Justine Bryant
respectively, of BOCA RATON NATIONAL BANK, to me well known to be the
individuals described in and who executed the foregoing dedication and they
acknowledged before me that they executed the same freely and voluntarily,
for uses and purposes therein expressed. WITNESS: My hand and official seal
in the City of Boca Raton, County of Palm Beach, State of Florida, this
30 day of September, 1980.
My Commission expires the 11 day of September, 1980.

NOTARY PUBLIC (Rose M. Bearden) STATE OF FLORIDA

* DEDICATION NOTE:
partially being a Replat of a portion of "YELLOW FREIGHT PLAT
being recorded in Plat Book 94, Page 33, Broward County Records.