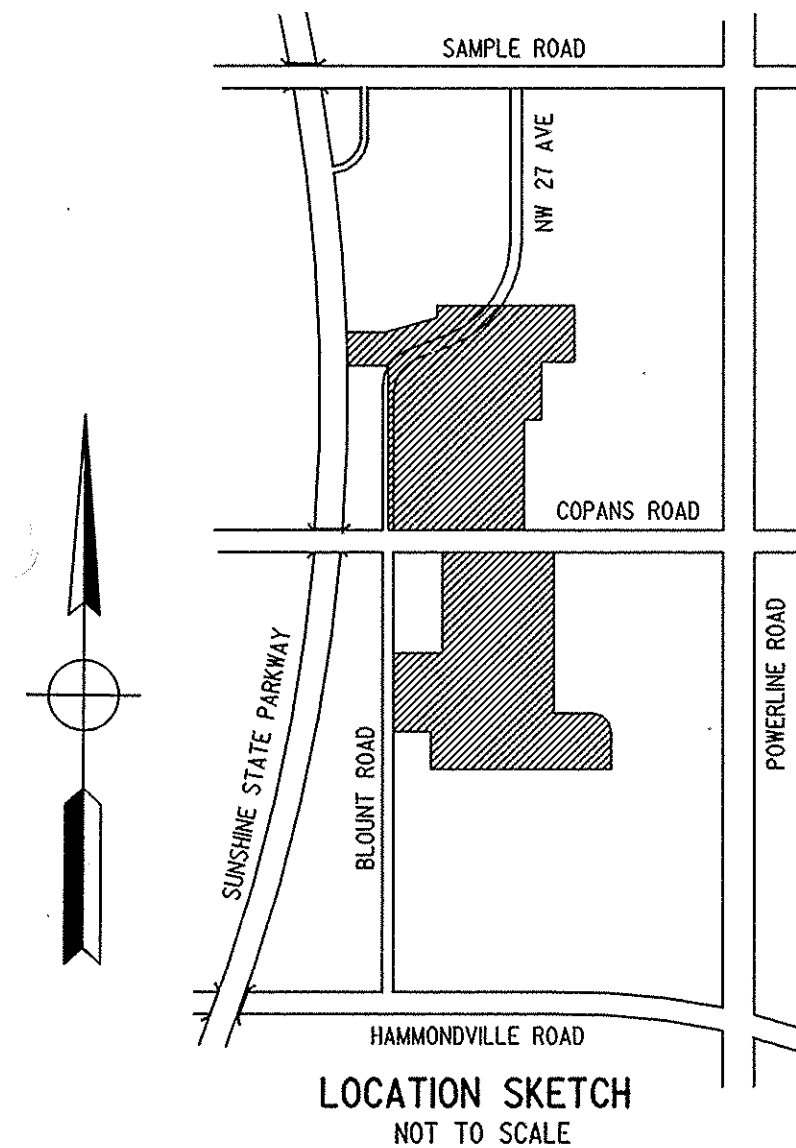


**DRC**PZ25-12000051  
01/21/2026**DESCRIPTION**

A PORTION OF PARCEL "B" AND PARCEL "C", "BROWARD COUNTY PLAT NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF SECTION 21 TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 88° 40' 52" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 21, A DISTANCE OF 1342.37 FEET; THENCE NORTH 01° 19' 08" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COPANS ROAD AS SHOWN ON SAID "BROWARD COUNTY PLAT NO. 1" AND THE POINT OF BEGINNING; THENCE NORTH 00° 47' 28" WEST ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 21, A DISTANCE OF 590.37 FEET; THENCE NORTH 88° 46' 31" EAST ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF SAID SECTION 21, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE 30.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 21; THENCE NORTH 00° 47' 28" WEST ALONG SAID PARALLEL LINE, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF BLOUNT ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 10277, PAGE 948, A DISTANCE OF 975.52 FEET; THENCE SOUTH 88° 46' 31" WEST ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 21, A DISTANCE OF 1297.97 FEET, A PORTION OF THE LAST COURSE BEING THE NORTH LINE OF PARCEL "D" OF AFORESAID "BROWARD COUNTY PLAT NO. 1", TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF THE SUNSHINE STATE PARKWAY AS SHOWN ON FLORIDA STATE TURNPIKE AUTHORITY RIGHT-OF-WAY MAP, MIAMI TO FORT PIERCE SECTION, STATION 1064 + 15.36 TO STATION 1130 + 13.49, CONTRACT NO. 2-1, DATED SEPTEMBER 7, 1955, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 7489.45 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 80° 38' 48" WEST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02° 58' 50", A DISTANCE OF 389.59 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 89° 22' 55" EAST, A DISTANCE OF 597.05 FEET; THENCE NORTH 68° 41' 18" EAST, A DISTANCE OF 415.96 FEET; THENCE NORTH 62° 27' 16" EAST, A DISTANCE OF 214.98 FEET; THENCE NORTH 69° 12' 18" EAST, A DISTANCE OF 199.98 FEET; THENCE NORTH 74° 47' 50" EAST, A DISTANCE OF 294.45 FEET; THENCE NORTH 00° 46' 58" WEST, A DISTANCE OF 218.29 FEET TO THE NORTH-EAST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 21; THENCE NORTH 88° 49' 55" EAST ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF SAID SECTION 21, A DISTANCE OF 1377.57 FEET TO A POINT ON A LINE 300.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 21; THENCE SOUTH 00° 46' 55" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 465.79 FEET; THENCE SOUTH 74° 58' 00" EAST, A DISTANCE OF 203.04 FEET; THENCE SOUTH 37° 55' 16" WEST, A DISTANCE OF 86.00 FEET; THENCE SOUTH 59° 44' 00" WEST, A DISTANCE OF 123.84 FEET TO A POINT ON THE NORTH LINE OF PARCEL "E" OF SAID "BROWARD COUNTY PLAT NO. 1"; THENCE SOUTH 88° 49' 20" WEST ALONG SAID NORTH LINE, A DISTANCE OF 404.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 21, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID "PARCEL E"; THENCE SOUTH 00° 45' 27" EAST ALONG THE WEST LINE OF SAID "PARCEL E", ALSO BEING THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 21, A DISTANCE OF 649.49 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 21; THENCE SOUTH 88° 48' 45" WEST, A DISTANCE OF 150.17 FEET; THENCE SOUTH 00° 45' 56" EAST, A DISTANCE OF 1239.32 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COPANS ROAD AS SHOWN ON SAID "BROWARD COUNTY PLAT NO. 1"; THENCE SOUTH 88° 40' 52" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1191.84 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE NORTH 88° 40' 52" EAST ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 1697.97 FEET; THENCE SOUTH 01° 19' 08" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88° 40' 52" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF COPANS ROAD AS SHOWN ON AFORESAID "BROWARD COUNTY PLAT NO. 1", A DISTANCE OF 985.59 FEET; THENCE NORTH 88° 47' 36" EAST, CONTINUING ALONG

SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 621.30 FEET, THE LAST TWO (2) COURSES ALSO BEING ALONG A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) AND THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4), RESPECTIVELY, OF SAID SECTION 28; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF AFORESAID PARCEL "B", THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 01° 20' 49" EAST, A DISTANCE OF 2045.89 FEET; THENCE (2) NORTH 88° 44' 06" EAST, A DISTANCE OF 465.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE (3) EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90° 03' 37", A DISTANCE OF 235.78 FEET TO THE POINT OF TANGENCY; THENCE (4) SOUTH 01° 12' 17" EAST, A DISTANCE OF 418.26 FEET; THENCE (5) SOUTH 01° 17' 22" EAST, A DISTANCE OF 142.25 FEET; THENCE SOUTH 88° 42' 43" WEST ALONG THE SOUTH LINE OF SAID "PARCEL B", A DISTANCE OF 1938.37 FEET; THENCE NORTH 01° 28' 09" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 500.00 FEET; THENCE SOUTH 88° 42' 43" WEST, A DISTANCE OF 603.07 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID "PARCEL B", ALSO BEING THE EAST RIGHT-OF-WAY LINE OF BLOUNT ROAD AS RECORDED IN DEED BOOK 226, PAGE 431 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 28' 09" WEST ALONG THE WEST LINE OF SAID "PARCEL B", A DISTANCE OF 1023.28 FEET; THENCE NORTH 88° 40' 52" EAST, A DISTANCE OF 326.00 FEET TO A POINT ON A LINE 356.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 28; THENCE NORTH 01° 28' 09" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1233.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 9,014,063 SQUARE FEET (206.9344 ACRES), MORE OR LESS.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE COUNTY OF BROWARD A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "ALPHA 250". RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. PARCEL L-1 IS HEREBY RESERVED FOR PUBLIC ROAD STORM WATER STORAGE AND FLOWAGE.

IN WITNESS WHEREOF, THE COUNTY OF BROWARD HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIR, ATTESTED BY ITS COUNTY ADMINISTRATOR AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE COUNTY COMMISSION THIS 28th DAY OF June, 1993.

BY: *Paul F. Plouffe*  
COUNTY ADMINISTRATOR AS EX-OFFICIO  
CLERK OF THE BOARD OF COUNTY COMMISSIONERS

**ACKNOWLEDGEMENT**

STATE OF FLORIDA } SS  
COUNTY OF BROWARD }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF June, 1993, BY *Paul F. Plouffe* AND *Phyllis Hertzberg*, BEING THE COUNTY COMMISSION CHAIR AND COUNTY ADMINISTRATOR, ON BEHALF OF BROWARD COUNTY. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND DID (DID NOT) TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS 28th DAY OF June, A.D., 1993.

MY COMMISSION EXPIRES *Phyllis Hertzberg* NOTARY PUBLIC, STATE OF FLORIDA

**AREA TABULATION**

PARCELS 1 THROUGH 23	7,191,926 SQ.FT.	165.1039 ACRES
PARCEL L-1 THROUGH L-4	1,196,486 SQ.FT.	27.4675 ACRES
R/W (INCL. PARCELS 24 AND 25)	625,651 SQ.FT.	14.3630 ACRES
TOTAL	9,014,063 SQ.FT.	206.9344 ACRES

**ALPHA 250**

A REPLAT OF A PORTION OF BROWARD COUNTY PLAT NO. 1 (P.B. 107, PG. 47, B.C.R.) AND A PORTION OF SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING IN SECTIONS 21 AND 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

**CITY OF POMPANO BEACH CITY COMMISSION**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY OF POMPANO BEACH, FLORIDA AND PASSED BY ORDINANCE NO. 93-126 THIS 4th DAY OF May, A.D. 1993.

ATTEST:  
*Mary L. Chambers* CITY CLERK  
BY: *Steve* MAYOR

**CITY OF POMPANO BEACH PLANNING AND ZONING BOARD**

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS 15th DAY OF April, A.D. 1993.

BY: *William H. Whitman* CHAIRMAN

**CITY OF POMPANO BEACH DIRECTOR OF PUBLIC WORKS**

THIS PLAT IS APPROVED FOR RECORD THIS 6th DAY OF June, A.D. 1993.

BY: *Paul F. Plouffe* DIRECTOR

**SURVEYOR'S CERTIFICATE**

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATE 4/30/93

KEITH AND SCHNARS, P.A.

BY: *Jon P. Weber* PROFESSIONAL LAND SURVEYOR #4323  
STATE OF FLORIDA  
(FOR THE FIRM)

**NOTICE**

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

94-349564 PLAT BOOK 156 PAGE 26

SHEET 1 OF 5

PREPARED BY:  
**KEITH AND SCHNARS, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
6500 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA 33309  
(305) 776-1616  
AUGUST 1992

**BROWARD COUNTY OFFICE OF STRATEGIC PLANNING AND GROWTH MANAGEMENT**

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: *Paul F. Plouffe* DIRECTOR DATE 4-5-1993

**BROWARD COUNTY ENGINEERING DIVISION**

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: *Henry P. Cook* HENRY P. COOK  
FLORIDA P.E., REG. NO. 12506  
DIRECTOR OF ENGINEERING  
BY: *Emilio V. Llufrío* EMILIO V. LLUFRIO  
FLORIDA P.L.S., REG. NO. 4429  
COUNTY SURVEYOR

DATE 6-29-94

DATE 6-27-94

**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 25th DAY OF MARCH, A.D., 1993.

BY: *Paul F. Plouffe* CHAIRPERSON DATE 10-29-93

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 27th DAY OF JUNE, A.D., 1993.

BY: *Paul F. Plouffe* ADMINISTRATOR OR DESIGNEE DATE 6/27/94

**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 21st DAY OF SEPTEMBER, A.D., 1993.

ATTEST: B. JACK OSTERHOLT COUNTY ADMINISTRATOR  
BY: *Mary Anne Darby* DEPUTY  
BY: *Sylvia Positus* CHAIR - COUNTY COMMISSION

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION**

THIS INSTRUMENT WAS FILED FOR RECORD THIS 15th DAY OF July, A.D., 1993, AND RECORDED IN PLAT BOOK 156, PAGE 26, RECORD VERIFIED.

ATTEST: B. JACK OSTERHOLT COUNTY ADMINISTRATOR  
BY: *Carol C. Doyle* DEPUTY

SEALS

COUNTY COMMISSION (DEDICATION)	NOTARY	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	"ALPHA 250"	CHECKED BY	DATE
					PRELIMINARY CHECK		
					ENGINEERING DEPT.		
					FIELD BNDRY SURVEY		
					CALCULATIONS	LOSSING	8-92
					PRM'S SET		
					PLANNING DEPT.		
					FINAL CHECK		

P13058:3058UPL1.DGN