

# POMPANO LOGISTICS CENTER

A SUBDIVISION OF A PORTION OF THE SW 1/4 OF SECTION 3 AND A PORTION OF  
THE SE 1/4 OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST,  
CITY OF 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

DECEMBER 2024

## LEGAL DESCRIPTION:

PORTIONS OF SECTIONS 2 AND 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 2; THENCE NORTH 86°30'51" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 2, A DISTANCE OF 326.32 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE (SW 12TH AVENUE); THENCE SOUTH 04°02'24" EAST, ALONG SAID RIGHT-OF-WAY LINE (103 FOOT RIGHT-OF-WAY), A DISTANCE OF 550.03 FEET; THENCE SOUTH 86°30'51" WEST, ALONG A LINE 550 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE SAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 2, A DISTANCE OF 348.39 FEET; THENCE DUE WEST, ALONG A LINE 550 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 3, A DISTANCE OF 221.35 FEET TO THE SOUTHEAST CORNER OF PARCEL "B", "LAMONT PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 132, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 03°17'00" WEST, ON THE EAST LINE OF SAID PARCEL "B", A DISTANCE OF 74.27 FEET; THENCE DUE NORTH, A DISTANCE OF 475.85 FEET; THENCE DUE EAST, A DISTANCE OF 208.87 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 304,873 SQUARE FEET (6.999 ACRES), MORE OR LESS.

## SURVEYOR'S LEGAL DESCRIPTION:

A PORTION OF SECTION 2 TOWNSHIP 49 SOUTH, RANGE 42 EAST, TOGETHER A PORTION OF SECTION 3 TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PORTIONS BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 2; THENCE NORTH 88°11'06" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 2, FOR 326.43 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE (SW 12TH AVENUE); THENCE SOUTH 02°22'09" EAST, ALONG SAID RIGHT-OF-WAY LINE (103 FOOT RIGHT-OF-WAY), 550.03 FEET; THENCE SOUTH 88°11'06" WEST, ALONG A LINE LYING 550 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 2, FOR 348.39 FEET; THENCE NORTH 88°19'44" WEST, ALONG A LINE 550 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 3, FOR 221.36 FEET TO THE SOUTHEAST CORNER OF PARCEL "B", "LAMONT PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 132, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°36'45" WEST, ALONG THE EAST LINE OF SAID PARCEL "B", 74.27 FEET; THENCE NORTH 01°40'15" EAST 475.85 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 3; THENCE SOUTH 88°19'45" EAST, ALONG SAID NORTH LINE, 208.78 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 304,873 SQUARE FEET (6.999 ACRES), MORE OR LESS.

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: A&X INVESTMENTS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "POMPANO LOGISTICS CENTER".

IN WITNESS WHEREOF: A&X INVESTMENTS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ALEXIS GARCIA, ITS MANAGER, IN THE PRESENCE OF THESE TWO WITNESSES, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
A&X INVESTMENTS II, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
BY: \_\_\_\_\_  
ALEXIS GARCIA  
MANAGER

## ACKNOWLEDGMENT:

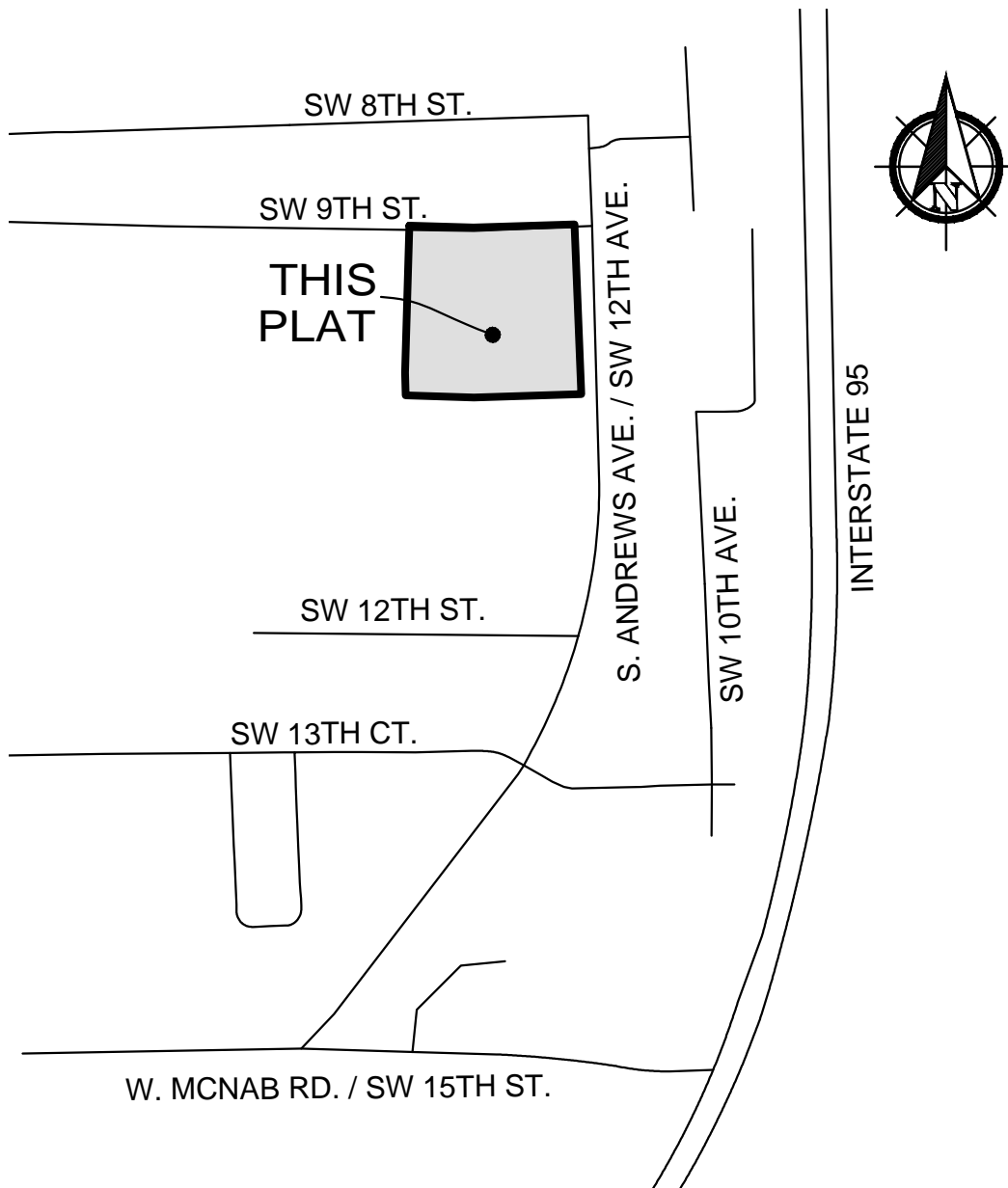
STATE OF FLORIDA }  
COUNTY OF } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, BY ALEXIS GARCIA, AS MANAGER OF A&X INVESTMENTS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC – STATE OF FLORIDA

COMMISSION NUMBER: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_



LOCATION MAP  
NOT TO SCALE

## MORTGAGEE CONSENT:

KNOW ALL MEN BY THESE PRESENTS: THAT BRANCH BANKING AND TRUST COMPANY, THE OWNER AND HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREON, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: BRANCH BANKING AND TRUST COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY \_\_\_\_\_, ITS \_\_\_\_\_, IN THE PRESENCE OF THESE TWO WITNESSES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

WITNESS: \_\_\_\_\_  
BRANCH BANKING AND TRUST COMPANY

PRINT NAME: \_\_\_\_\_  
BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

## ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, BY \_\_\_\_\_, AS \_\_\_\_\_ OF BRANCH BANKING AND TRUST COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC – STATE OF \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR

## POMPANO BEACH CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF OF THE CITY OF POMPANO BEACH, FLORIDA, BY RESOLUTION NO. \_\_\_\_\_, ADOPTED BY THE SAID CITY COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

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.

ATTEST: \_\_\_\_\_  
KERVIN ALFRED  
CITY CLERK  
APPROVED: \_\_\_\_\_  
REX HARDIN  
MAYOR

## POMPANO BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE PLANNING AND ZONING BOARD OF THE CITY OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

BY: \_\_\_\_\_  
FRED STACER  
CHAIRPERSON  
DATE

## POMPANO BEACH CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

BY: \_\_\_\_\_  
JOHN SFIROPOULOS, P.E.  
CITY ENGINEER

## BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: \_\_\_\_\_  
DIRECTOR/DESIGNEE  
DATE

## BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

BY: \_\_\_\_\_  
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
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\_\_.

BY: \_\_\_\_\_  
MAYOR, COUNTY COMMISSION

## BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: \_\_\_\_\_  
ROBERTO CHAVEZ  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS7280  
DATE

BY: \_\_\_\_\_  
RICHARD TORNESE  
DIRECTOR  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. 40263  
DATE

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

BY: \_\_\_\_\_  
JOHN F. PULICE  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS2691  
STATE OF FLORIDA  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FL 33351  
CERTIFICATE OF AUTHORIZATION NO. LB3870  
DATE

**DRC**

PLAT NO.: \_\_\_\_-MP-25

PZ25-14000001

02/19/2025