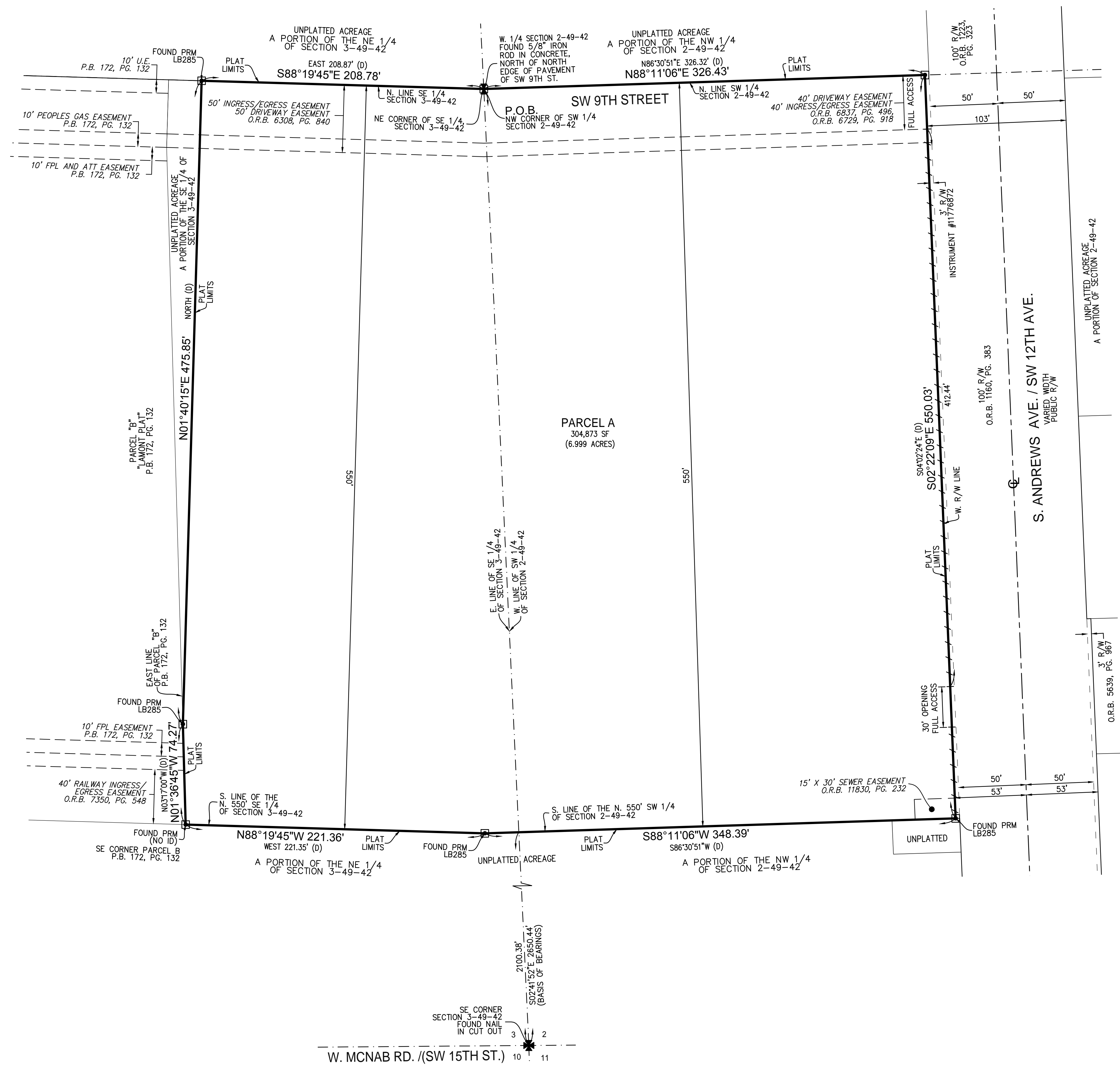
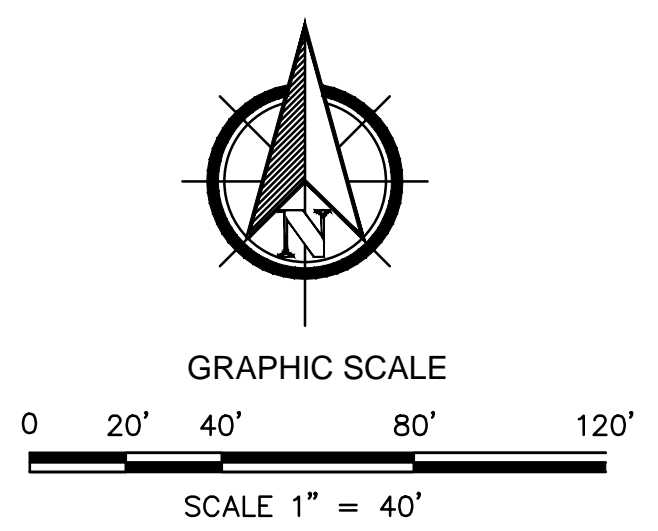


PREPARED BY
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DECEMBER 2024

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



SURVEYOR'S NOTES:

1. THIS PLAT IS RESTRICTED TO 100,000 SQUARE FEET OF INDUSTRIAL USE.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SW 1/4 OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST HAVING A BEARING OF SOUTH 02°41'52" EAST RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
3. ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
6. ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE SHALL BE INSTALLED UNDERGROUND.

LEGEND AND ABBREVIATIONS:

- PRM = PERMANENT REFERENCE MONUMENT (SET 4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED)
- CL = CENTERLINE
- /—/— = NON-VEHICULAR ACCESS LINE
- ATT = AMERICAN TELEPHONE AND TELEGRAPH COMPANY
- (D) = DEED
- FPL = FLORIDA POWER & LIGHT COMPANY
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- U.E. = UTILITY EASEMENT

DRC

PLAT NO.: ____-MP-25