

POMPANO BUSINESS PARK

BEING A PORTION OF GOVERNMENT LOTS 5, 7, & 8 AND A PORTION OF SECTIONS 2 & 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF POMPANO BEACH BROWARD COUNTY FLORIDA

OR 11584 PG 433

CITY PLANNING BOARD

This is to certify that the PLANNING BOARD of the City of Pompano Beach, Florida has approved and accepted this 24th day of February, 1982.

By William J. Whelan this 7th day of April, 1982.

CITY COMMISSION

This is to certify that this plat has been approved and accepted for record by the CITY COMMISSION of the City of Pompano Beach, Florida and passed by Ordinance No. 82-45 this 6th day of April, 1982.

By [Signature] City Clerk

CITY ENGINEER

This plat of POMPANO BUSINESS PARK is approved this 7th day of April, 1982.

By Richard C. Wells City Engineer

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That National Life Insurance Company, a Vermont corporation, owner of the lands described hereon, has caused said lands to be surveyed, subdivided and platted, as shown, and to be known as POMPANO BUSINESS PARK.

The Roads and Easements are hereby dedicated to the perpetual use of the public for proper purposes.

IN WITNESS WHEREOF: Said National Life Insurance Company has caused these presents to be signed on its behalf by Ralph T. Heath, Vice President and Alden Guild, Secretary and its corporate seal affixed hereto this 3rd day of February, 1982.

WITNESS: Thomas E. Murphy AS TO BOTH Rege A. Heath

WITNESS: Terrence A. Reed AS TO BOTH Alden Guild

ACKNOWLEDGEMENT

STATE OF VERMONT COUNTY OF WASHINGTON SS I hereby certify that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, Ralph T. Heath, Vice President and Alden Guild, Secretary to me well known to be officers of National Life Insurance Company herein described and who executed the foregoing dedication on behalf of said National Life Insurance Company and affixed its corporate seal and who acknowledged before me the execution of the same for purposes and uses therein expressed.

IN WITNESS WHEREOF: I hereunto set my hand and seal this 3rd day of February, 1982.

My commission expires: 2/10/83

Thomas E. Murphy
Notary Public - State of Vermont

LEGAL DESCRIPTION

That portion of the South one-half (S 1/2) of Government Lot 5, in the Northwest one-quarter (NW 1/4) of Section 2, lying west of the West Right-of-Way line of Andrews Avenue, a portion of the South one-half (S 1/2) of the said Northwest one-quarter (NW 1/4) lying West of the said West Right-of-Way line of Andrews Avenue, the South one-half (S 1/2) of Government Lot 8, in the Northeast one-quarter (NE 1/4) of Section 3, that portion of the South one-half (S 1/2) of Government Lot 7, in the said Northeast one-quarter (NE 1/4) lying East of the East Right-of-Way line of the Seaboard Airline Railroad, and a portion of the South one-half (S 1/2) of the said Northeast one-quarter (NE 1/4) of Section 3 lying East of the said East Right-of-Way line of the Seaboard Airline Railroad, all in Township 49 South, Range 42 East being more particularly described as follows:

Commence at the Northwest corner of Section 2; thence on an assumed bearing of S00°20'36"E along the West line of said Section 2, a distance of 2532.22 feet to a point of intersection with the North line of the South one-half (S 1/2) of Government Lot 5, said point also being the POINT OF BEGINNING (P.O.B.); thence S88°53'36"E along said North line of the South one-half (S 1/2) of Government Lot 5 a distance of 343.58 feet to a point of intersection with the West Right-Of-Way line of Andrews Avenue; thence SOUTH along said West Right-Of-Way line of Andrews Avenue, a distance of 1312.36 feet; thence N89°19'00"W, a distance of 2336.79 feet to a point of intersection with the East Right-Of-Way line of the Seaboard Airline Railroad; thence N13°17'30"E along said East Right-Of-Way line of the Seaboard Airline Railroad; a distance of 1404.88 feet to a point of intersection with the North line of the South one-half (S 1/2) of Government Lot 7; thence S87°23'26"E along said North line of the South one-half (S 1/2) of Government Lot 7 and the North line of the South one-half (S 1/2) of Government Lot 8, a distance of 1671.84 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida, containing 66.934 acres, more or less.

DEDICATION OF MORTGAGE HOLDER

KNOW ALL MEN BY THESE PRESENTS: That Chris Craft Properties, Inc., holder of a certain mortgage on the lands described hereon, as recorded in Official Record Book 9287 at Page 802, Broward County Records, agrees to the Plat of POMPANO BUSINESS PARK

and joins in the dedication of the Roads and Easements as shown.

IN WITNESS WHEREOF: Said Chris-Craft Properties, Inc., has caused these presents to be signed on its behalf by BARRY S. GREENE, VICE PRESIDENT and its corporate seal affixed hereto this 18th day of JUNE, 1982.

WITNESS: Edward P. [Signature] Barry S. Greene

WITNESS: Eloise D. Sambroth

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF BROWARD SS I hereby certify that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, BARRY S. GREENE, VICE PRESIDENT and to me well known to be officers of Chris Craft Properties, Inc., herein described and who executed the foregoing dedication on behalf of said Chris Craft Properties, Inc., and affixed its corporate seal and who acknowledged before me the execution of the same for purposes and uses therein expressed.

IN WITNESS WHEREOF: I hereunto set my hand and seal this 18th day of JUNE, 1982.

My commission expires: May 28, 1985 Eloise D. Sambroth Notary Public - State of Florida

BROWARD COUNTY ENGINEERING DEPARTMENT

This Plat is approved and accepted for record.

By Henry P. Cook, Director, this 26 day of MARCH, 1984.

BROWARD COUNTY PLANNING COUNCIL

This is to certify that the Broward County Planning Council approved this Plat with regard to dedication of Right-of-ways for Trafficways by Resolution adopted this 24th day of June, 1982.

By David Craft 7-23-82 Chairman

BROWARD COUNTY CENTRAL SERVICES DEPARTMENT-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 19th day of APRIL, 1983.

Attest: F. T. JOHNSON Administrator By Michael J. Cavanaugh, Deputy By Nick E. Grossman, Chairman, County Commission

BROWARD COUNTY FINANCE DEPARTMENT-RECORDING DIVISION

This Plat filed for record this 29th day of March, 1984, and recorded in Book 119 of Plat at Page 26. Record verified.

F.T. JOHNSON, County Administrator By Carole C. Dwyer Deputy

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF BROWARD SS I hereby certify that the attached plat is a true and correct representation of the lands recently surveyed and platted under my responsible supervision and direction, that the survey data complies with the applicable requirements of Chapter 177, Florida Statutes, 1971, and further, that Permanent Reference Monuments were set in accordance with Section 177.091 of said Chapter 177, on this 9th day of January, 1982. The Benchmarks shown are referenced to N.G.V.D., 1929, and conform to standards for third order work. This plat dated this 6th day of July, 1982.

By Arnold Ramos Registered Land Surveyor No. 1975 State of Florida

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA COUNTY OF BROWARD SS I hereby certify that those certain Permanent Reference Monuments noted as P.R.M. No. 3896 were reset in accordance with Section 177.091 of said Chapter 177, Florida Statutes on this 14th day of February, 1984.

GEE & JENSON Engineers, Architects, Planners, Inc.

By Stuart H. Cunningham Registered Land Surveyor No. 3896 State of Florida

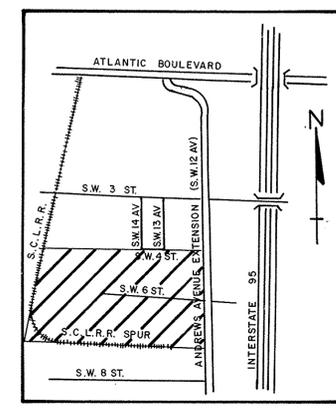
MID SOUTH ENGINEERING COMPANY

CONSULTING ENGINEERS & LAND SURVEYORS 2901-A N.W. 62nd STREET FT. LAUDERDALE, FLA. 33309

DRC

POMPANO BUSINESS PARK

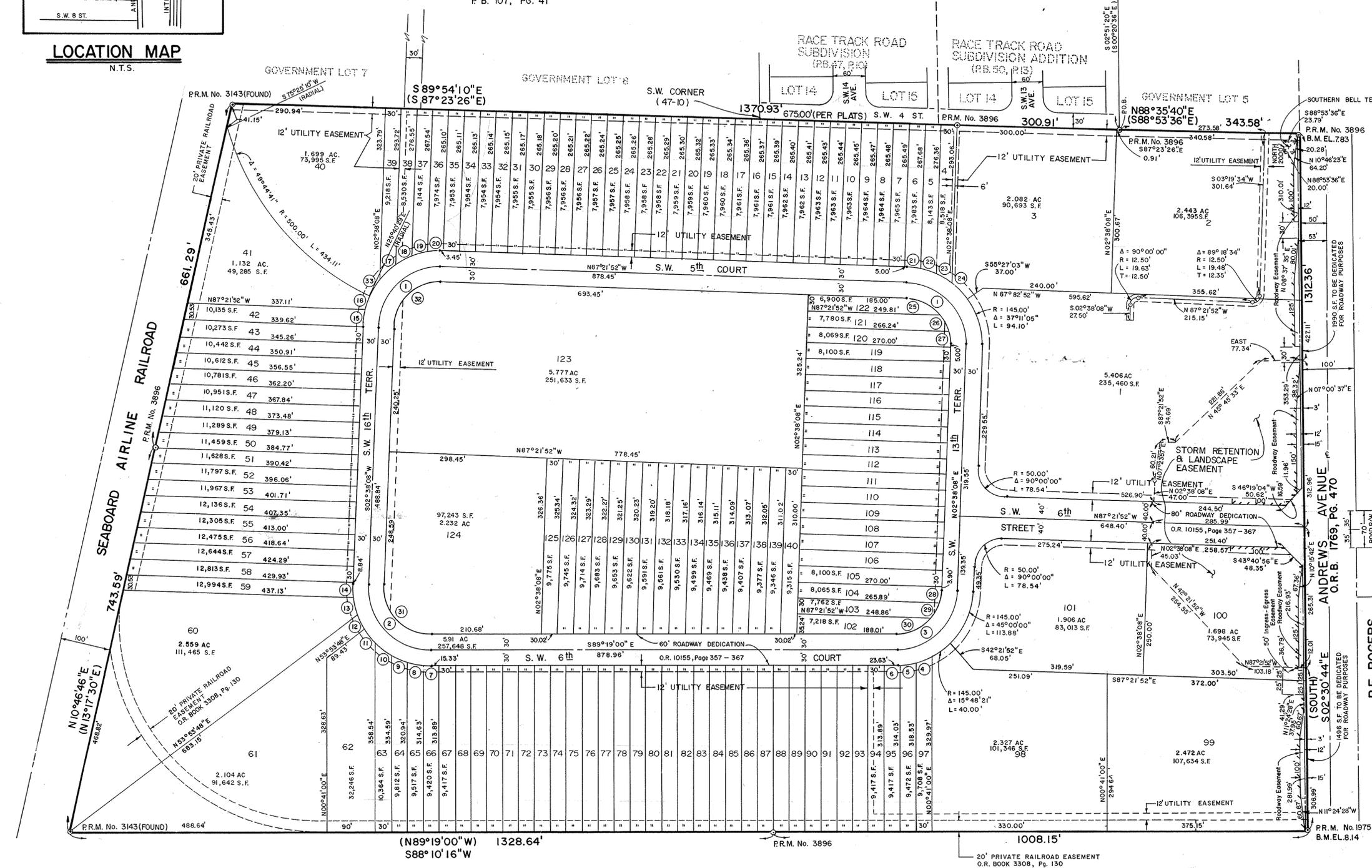
BEING A PORTION OF GOVERNMENT LOTS 5, 7, & 8 AND A PORTION OF SECTIONS 2 & 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF POMPANO BEACH BROWARD COUNTY FLORIDA



LOCATION MAP N.T.S.

SCALE: 1" = 100'
POMPANO PARK PLAZA
P. B. 107, PG. 41

FEBRUARY, 1982



CURVE DATA

1	2	3	4	5
R = 115.00' Δ = 90°00'00" L = 180.64'	R = 115.00' Δ = 91°57'08" L = 184.56'	R = 115.00' Δ = 89°02'52" L = 176.72'	R = 145.00' Δ = 12°42'50" L = 32.18'	R = 145.00' Δ = 12°00'31" L = 30.39'
6	7	8	9	10
R = 145.00' Δ = 11°51'15" L = 30.00'	R = 145.00' Δ = 10°54'20" L = 14.69'	R = 145.00' Δ = 13°04'37" L = 30.71'	R = 145.00' Δ = 12°02'10" L = 33.03'	R = 145.00' Δ = 11°52'26" L = 38.50'
11	12	13	14	15
R = 145.00' Δ = 11°51'15" L = 30.00'	R = 145.00' Δ = 10°54'20" L = 14.69'	R = 145.00' Δ = 13°04'37" L = 30.71'	R = 145.00' Δ = 12°02'10" L = 33.03'	R = 145.00' Δ = 11°52'26" L = 38.50'
16	17	18	19	20
R = 145.00' Δ = 11°51'15" L = 30.00'	R = 145.00' Δ = 10°54'20" L = 14.69'	R = 145.00' Δ = 13°04'37" L = 30.71'	R = 145.00' Δ = 12°02'10" L = 33.03'	R = 145.00' Δ = 11°52'26" L = 38.50'
21	22	23	24	25
R = 145.00' Δ = 11°51'15" L = 30.00'	R = 145.00' Δ = 10°54'20" L = 14.69'	R = 145.00' Δ = 13°04'37" L = 30.71'	R = 145.00' Δ = 12°02'10" L = 33.03'	R = 145.00' Δ = 11°52'26" L = 38.50'
26	27	28	29	30
R = 85.00' Δ = 17°06'17" L = 25.38'	R = 85.00' Δ = 17°06'17" L = 25.38'	R = 85.00' Δ = 17°06'17" L = 25.38'	R = 85.00' Δ = 17°06'17" L = 25.38'	R = 85.00' Δ = 17°06'17" L = 25.38'
31	32	33		
R = 85.00' Δ = 17°06'17" L = 25.38'	R = 85.00' Δ = 17°06'17" L = 25.38'	R = 145.00' Δ = 13°12'38" L = 33.43'		

NOTES

- DENOTES PERMANENT REFERENCE MONUMENT
- DENOTES PERMANENT CONTROL POINT
- /// DENOTES NON-VEHICULAR ACCESS
- 1. S.02°30'44"E REFER TO D.O.T. R/W MAP SECTION 86070-2413, SHEET 6.
- 2. BENCH MARKS REFER TO N.G.V.D. - 1929.
- 3. ANY NEW OR EXISTING CONSTRUCTION ON THIS SITE SHALL NOT EXCEED 250,000 S.F. OFFICE AND 798,000 S.F. GENERAL INDUSTRIAL.
- 4. BEARINGS SHOWN IN PARENTHESIS, THUS, (N 89°19'00" W), ARE ACCORDING TO TITLE CERTIFICATE LEGAL DESCRIPTION.

DEVELOPED BUT UNPLATTED

MID SOUTH ENGINEERING COMPANY
CONSULTING ENGINEERS & LAND SURVEYORS
2901 - A N.W. 62nd STREET FT. LAUDERDALE, FLA. 33309

