

RESOLUTION NO. 2016-_____

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING THE STIMPSON PLAT LOCATED ON A PARCEL OF LAND LYING NORTH OF SW 13TH COURT AND EAST OF SW 11TH TERRACE; PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That the City of Pompano Beach hereby approves the Stimpson Plat located on a parcel of land lying north of SW 13th Court and east of SW 11th Terrace, as described in full on the plat document itself, a copy of said plat is being attached hereto and made a part hereof as if set forth in full.

SECTION 2. That the City Clerk is hereby authorized to certify the approval of said plat by the City Commission by affixing her signature thereto.

SECTION 3. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2016.

LAMAR FISHER, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

MEB/jrm
8/9/16
l:reso/2016-278

STIMPSON

A PORTION OF SECTIONS 2 AND 3
OF TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 4

DESCRIPTION:

PORTIONS OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, AND THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE NORTH 02° 40' 07" WEST, ALONG THE EAST LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 3, A DISTANCE OF 1,345.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 33' 20" EAST ALONG A LINE BEING 1344.05 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 3, A DISTANCE OF 240.76 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 12TH AVENUE (ALSO KNOWN AS ANDREWS AVENUE EXTENSION) HAVING A RADIUS OF 1860.08 FEET, A CENTRAL ANGLE OF 13°05'57", A CHORD BEARING OF SOUTH 21° 06' 28" WEST, AN ARC DISTANCE OF 425.26 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 13TH COURT; THENCE NORTH 61° 13' 51" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 21.51 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 29°04'11", A CHORD BEARING OF NORTH 75° 45' 56" WEST, AN ARC DISTANCE OF 98.40 FEET TO A POINT OF NON-TANGENCY; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89° 33' 20" WEST, A DISTANCE OF 2111.73 FEET TO A POINT ON A CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 47.00 FEET, A CENTRAL ANGLE OF 253°56'34", A CHORD BEARING OF SOUTH 36°31'37" WEST, AN ARC DISTANCE OF 208.31 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHWEST 13TH COURT; THENCE SOUTH 02°35'14" EAST, A DISTANCE OF 556.35 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE C-14 CANAL (CYPRESS CREEK); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE C-14 CANAL (CYPRESS CREEK) THE FOLLOWING TWO DESCRIBED COURSES: (1) NORTH 67° 08' 14" WEST, A DISTANCE OF 190.01 FEET AND (2) NORTH 79° 11' 37" WEST, A DISTANCE OF 356.45 FEET TO A POINT ON THE WEST LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 3; THENCE ALONG SAID WEST LINE NORTH 02° 30' 32" WEST, A DISTANCE OF 64.04 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE CHESSE AND SEABOARD RAILROAD (CSX); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 10°47'11" EAST, A DISTANCE OF 782.22 FEET TO AN INTERSECTION WITH SAID PARALLEL LINE; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID PARALLEL LINE NORTH 89° 33' 20" EAST, A DISTANCE OF 2536.31 FEET TO THE POINT OF BEGINNING.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA AND CONTAINING 1,242,716 SQUARE FEET (28.529 ACRES) MORE OR LESS.

ACKNOWLEDGEMENT:

STATE OF FLORIDA } BEFORE ME PERSONALLY APPEARED
COUNTY OF BROWARD } SCOTT H. THOMAS, WHO IS PERSONALLY
KNOWN TO ME, AND WHO EXECUTED THE
FOREGOING INSTRUMENT AS PRESIDENT OF EDWIN B. STIMPSON COMPANY, INC.,
A FOREIGN PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND
BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT OF
SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING
INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS
AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT
SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY
OF July, 2016.

MY COMMISSION EXPIRES:



NOTARY PUBLIC:
Michael Vander Meulen
PRINT NAME:

DEDICATION:

STATE OF FLORIDA } KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF BROWARD } THE EDWIN B. STIMPSON COMPANY, INC., A
FOREIGN PROFIT CORPORATION, AS OWNERS OF PARCEL "A", AS SHOWN
HEREON, BEING IN SECTIONS 2 AND 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
BROWARD COUNTY, FLORIDA, SHOWN HEREON AS STIMPSON, DO HEREBY
DEDICATE THE FOLLOWING:

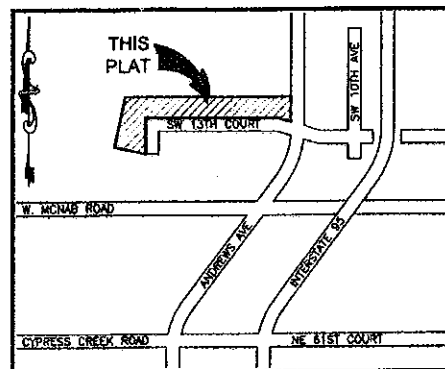
PARCEL "B" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS 8th DAY OF July, 2016.

WITNESS: John H. Thomas
PRINT NAME: John H. Thomas
WITNESS: John H. Thomas
PRINT NAME: John H. Thomas

EDWIN B. STIMPSON COMPANY, INC.,
A FOREIGN PROFIT CORPORATION

BY: Scott H. Thomas
SCOTT H. THOMAS
(PRESIDENT)



LOCATION SKETCH
NOT TO SCALE

CITY OF POMPANO BEACH APPROVALS:

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY OF POMPANO BEACH, FLORIDA, AND BY RESOLUTION NO. _____ THIS _____ DAY OF _____, A.D., 201__.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____ BY: _____
CITY CLERK CITY MAYOR
ASCELETA HAMMOND LAMAR FISHER

PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA HAS ACCEPTED AND APPROVED THIS PLAT THIS _____ DAY OF _____, A.D., 201__.

BY: _____
PLANNING AND ZONING BOARD
CHAIR FRED STACER

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, A.D., 201__.

BY: _____
CITY ENGINEER
JOHN SFIROPOULOS, PE

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 _____ DAY OF _____, A.D., 201__.

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D., 201__.

BY: _____ DATE: _____
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 _____, 201__.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

DEPUTY

MAYOR-COUNTY COMMISSION

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS _____ DAY OF _____, A.D., 201__ AND RECORDED IN PLAT BOOK _____ PAGE _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: _____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER,
REGISTRATION NO. 40263

BY: _____
ROBERT P. LEDE, JR.
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER
REGISTRATION NO. 4030

DATE: _____ DATE: _____

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DIRECTOR OR DESIGNEE _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON _____, 2016. THE BENCH MARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND THE NORTH AMERICAN VERTICAL DATUM OF 1888 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: 7.10.16 FOR THE FIRM BY: [Signature]

A.M. LAZONICK
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4105
STATE OF FLORIDA

CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	PREPARED BY:
						KEITH consulting engineers 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6843 (954) 788-3400 FAX (954) 788-3500 EMAIL: MAIL@KEITH-ASSOCIATES.COM LB NO. 6860
						046-MP-15

STIMPSON

A PORTION OF SECTIONS 2 AND 3
OF TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

ACREAGE
S.E. 1/4, SECTION 3-49-42

PLAT BOOK _____ PAGE _____
SHEET 2 OF 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.

PLAT NOTES:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 02°40'07" WEST ALONG THE EAST LINE OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST.

THE FOLLOWING NOTE IS REQUIRED BY 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.

ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY , 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY XXXXXX XX, 2021 THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDINGS THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME

THIS PLAT IS RESTRICTED TO 600,000 SQUARE FEET OF INDUSTRIAL USE (284,824 SQUARE FEET EXISTING AND 315,176 SQUARE FEET PROPOSED). INDUSTRIAL USES MAY HAVE UP TO 30%-50% ANCILLARY OFFICE OR UP TO 30% ANCILLARY COMMERCIAL/OFFICE USE PER BAY OR SINGLE TENANT BUILDING UPON SATISFACTION OF TRANSPORTATION CONCURRENCY FEES. NO FREESTANDING OFFICE, FREESTANDING BANKS OR DRIVE-THRU FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

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PURSUANT TO SECTION 155.5203.F.3 OF THE CITY OF POMPANO BEACH ZONING CODE, AN APPROPRIATE BUFFER WILL BE REQUIRED BETWEEN INDUSTRIAL AND RESIDENTIAL ZONED/USED LANDS.

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT COMPANY
L.B.	FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
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AREA TABULATION TABLE:

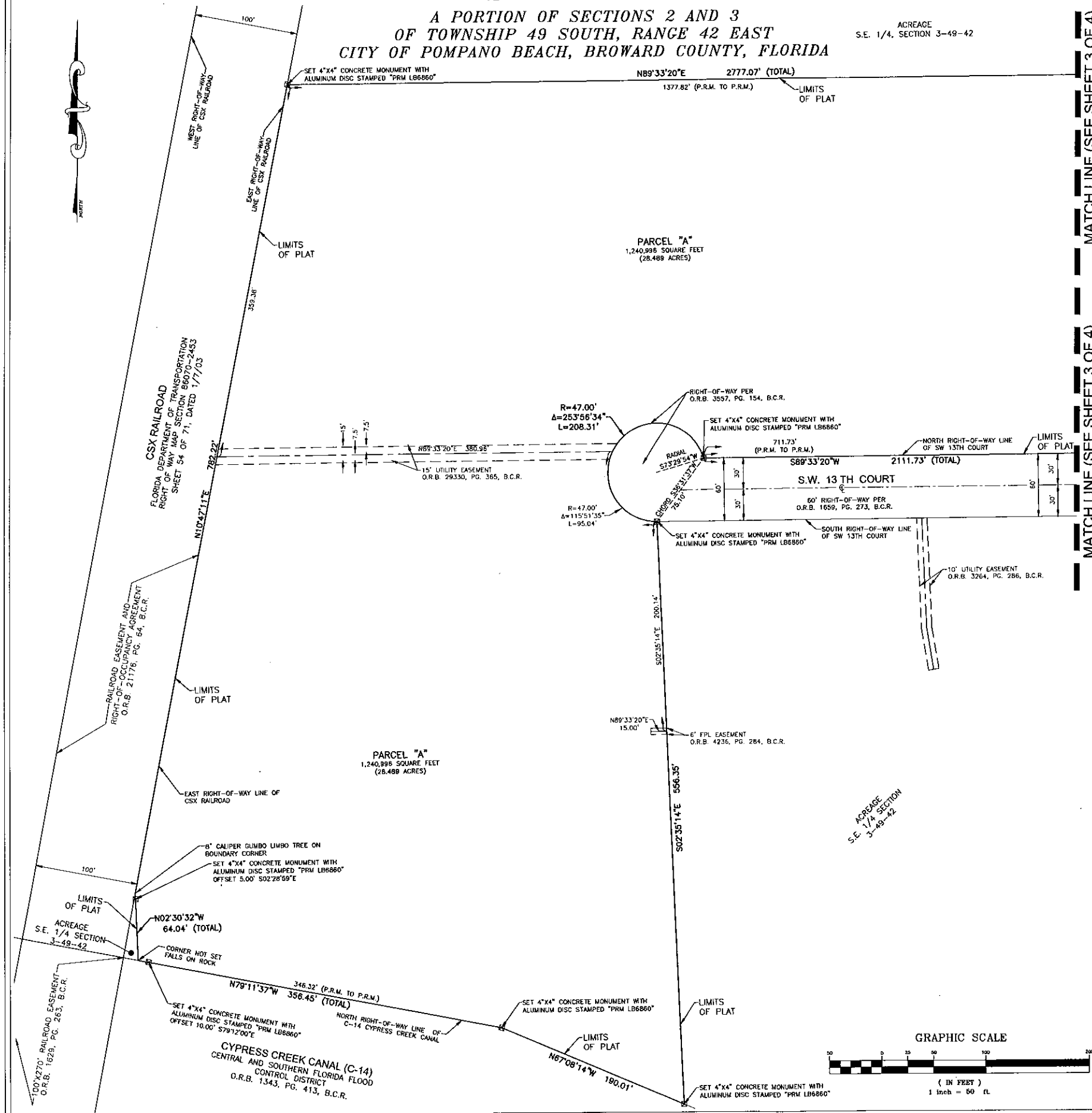
PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	1,240,996	28.489
PARCEL "B"	1,720	0.039
TOTAL	1,242,716	28.529

PREPARED BY:

KEITH ASSOCIATES INC.
consulting engineers

301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX(954) 788-3500
EMAIL: MAIL@KEITH-ASSOCIATES.COM LB NO. 6860

046-MP-15



STIMPSON

A PORTION OF SECTIONS 2 AND 3
OF TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 3 OF 4

NOTICE:

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IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY XXXXXX XX, 20XX THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDINGS THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME

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PREPARED BY:

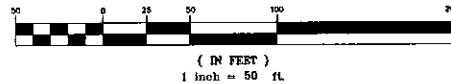
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EMAIL: MAIL@KEITH-ASSOCIATES.COM LB NO. 6860

046-MP-15



GRAPHIC SCALE



MATCH LINE (SEE SHEET 2 OF 4)

MATCH LINE (SEE SHEET 2 OF 4)

MATCH LINE (SEE SHEET 4 OF 4)

MATCH LINE (SEE SHEET 4 OF 4)

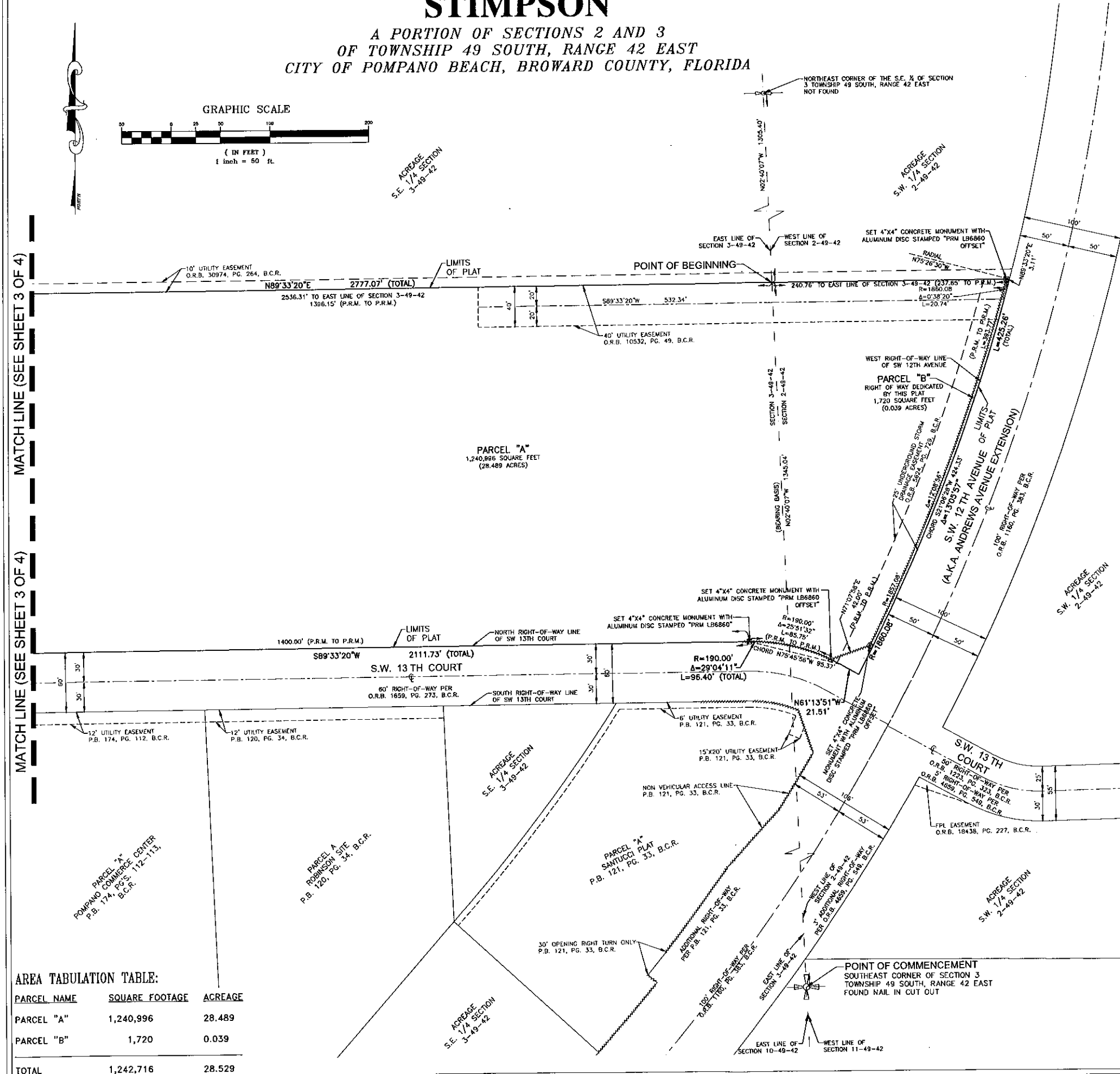
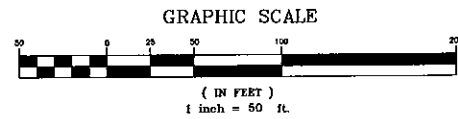
ACREAGE
S.E. 1/4 SECTION
3-49-42

ACREAGE
S.E. 1/4 SECTION
3-49-42

PARCEL "A"
POMPANO COMMERCE CENTER
P.B. 174, PG. 112-113,
B.C.R.

STIMPSON

A PORTION OF SECTIONS 2 AND 3
OF TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA



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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.

PLAT NOTES:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 02°40'07" WEST ALONG THE EAST LINE OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST.

THE FOLLOWING NOTE IS REQUIRED BY 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.

ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 2016, THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDINGS THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

THIS PLAT IS RESTRICTED TO 600,000 SQUARE FEET OF INDUSTRIAL USE (284,824 SQUARE FEET EXISTING AND 315,176 SQUARE FEET PROPOSED). INDUSTRIAL USES MAY HAVE UP TO 30%-50% ANCILLARY OFFICE OR UP TO 30% ANCILLARY COMMERCIAL/OFFICE USE PER BAY OR SINGLE TENANT BUILDING UPON SATISFACTION OF TRANSPORTATION CONCURRENCY FEES. NO FREESTANDING OFFICE, FREESTANDING BANKS OR DRIVE-THRU FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

PURSUANT TO SECTION 155.5203.F.3 OF THE CITY OF POMPAÑO BEACH ZONING CODE, AN APPROPRIATE BUFFER WILL BE REQUIRED BETWEEN INDUSTRIAL AND RESIDENTIAL ZONED/USED LANDS.

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- FPL FLORIDA POWER & LIGHT COMPANY
- L.B. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- PLS PROFESSIONAL LAND SURVEYOR
- PRM PERMANENT REFERENCE MONUMENT
- R/W RIGHT-OF-WAY
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CL CENTERLINE
- ☒ QUARTER SECTION CORNER
- ☒ SECTION CORNER
- NON-VEHICULAR ACCESS LINE

PREPARED BY:

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046-MP-15

AREA TABULATION TABLE:

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	1,240,996	28.489
PARCEL "B"	1,720	0.039
TOTAL	1,242,716	28.529