

# POMPANO BEACH AIR PARK F.B.O. PHASE 1

A REPLAT OF PORTIONS OF THE PLATS OF "AMENDED PLAT OF PINE CREST" AS RECORDED IN PLAT BOOK 7 AT PAGE 13, "HIGHLAND GROVE" AS RECORDED IN PLAT BOOK 10 AT PAGE 80, "POMPANO BEACH AIR PARK AND RECREATION FACILITIES PLAT" AS RECORDED IN PLAT BOOK 149 AT PAGE 20 ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY AND PORTIONS OF SECTIONS 25, 26, 35 AND 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

WILLIAMS, HATFIELD & STONER, INC.  
CONSULTING ENGINEERS \* PLANNERS \* SURVEYORS  
2101 NORTH ANDREWS AVENUE, SUITE 300, FORT LAUDERDALE, FLORIDA 33311  
954-566-8341 CERTIFICATE OF AUTHORIZATION #LB26

## DEDICATION

STATE OF FLORIDA SS  
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: That the City of Pompano Beach, a Florida municipality, owner of the lands described and shown as included in this plat, has caused said lands to be subdivided and platted as shown, said plat to be known as "POMPANO BEACH AIR PARK F.B.O. PHASE 1" a replat. The easements shown hereon are hereby reserved for proper purposes. The area shown as road reservation hereon is hereby reserved for future transportation purposes subject to Federal Aviation Administration requirements and no permanent structures shall be constructed within subject right-of-way.

IN WITNESS WHEREOF: the said City of Pompano Beach, has caused these presents to be signed by its Mayor, William F. Griffin, and its seal affixed thereto by and with the authority of its City Commission this 12<sup>th</sup> day of April, 2000.

By: William F. Griffin Mayor

By: Mary L. Chambers City Clerk

Witness Shelley R. Bartholomew As to both  
Witness Joanne Bochan As to both

Print Name Shelley R. Bartholomew / Print Name JOANNE BOCHAN

## ACKNOWLEDGEMENT

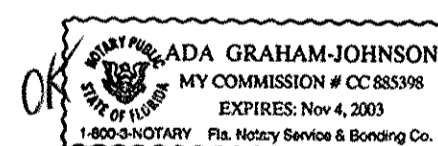
STATE OF FLORIDA SS  
COUNTY OF BROWARD

BEFORE ME Personally appeared William F. Griffin and Mary L. Chambers, Mayor and City Clerk respectively of the City of Pompano Beach, known to me to be the individuals described in and who executed the foregoing instrument and acknowledged to and before me that they executed the said instrument for the purposes herein expressed. They did not take an oath.

WITNESS: My hand and official seal this 12<sup>th</sup> day of April, 2000.

NOTARY PUBLIC Ada Graham-Johnson STATE OF FLORIDA My commission expires

the 12<sup>th</sup> day of April, 2000.



## BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION

This plat is approved and accepted for record this 1<sup>st</sup> day of OCTOBER, 2002.

By: Dan M. Dwyer Director / Designee

## 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 for trafficways, this 21<sup>st</sup> day of January, 2000.

By: Sam Hunsinger Chairperson Date: \_\_\_\_\_

This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 1<sup>st</sup> day of OCTOBER, 2002.

By: Dan M. Dwyer Administrator or Designee

## BROWARD COUNTY ENGINEERING DIVISION

This plat has been approved and accepted for record.

By: Eric B. Augusto, Eric B. Augusto Date: 2/20/02  
County Surveyor, Florida Professional Surveyor and Mapper Registration No. 5695

By: Henry P. Cook, Henry P. Cook, Date: 10-1-02  
Director of Engineering, Florida Professional Engineer Registration No. 12506

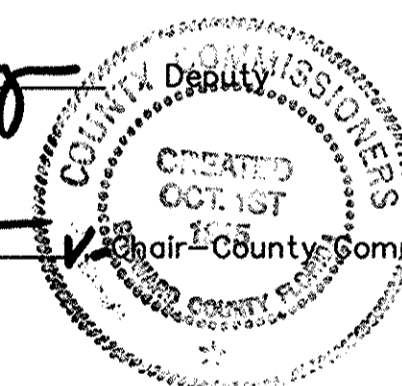
## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT-COUNTY RECORDS DIVISION - MINUTES SECTION

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 30<sup>th</sup> day of APRIL, 2000.

ATTEST: ROGER J. DESJARLAIS - COUNTY ADMINISTRATOR

By: Blair T. Gray

By: Chairman



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

This instrument was filed for record this 14<sup>th</sup> day of October, 2000 and recorded in Plat Book VII, Page 189, record verified.

By: Roggy Vicat, Deputy

ATTEST: ROGER J. DESJARLAIS - COUNTY ADMINISTRATOR



## DIRECTOR OF UTILITIES

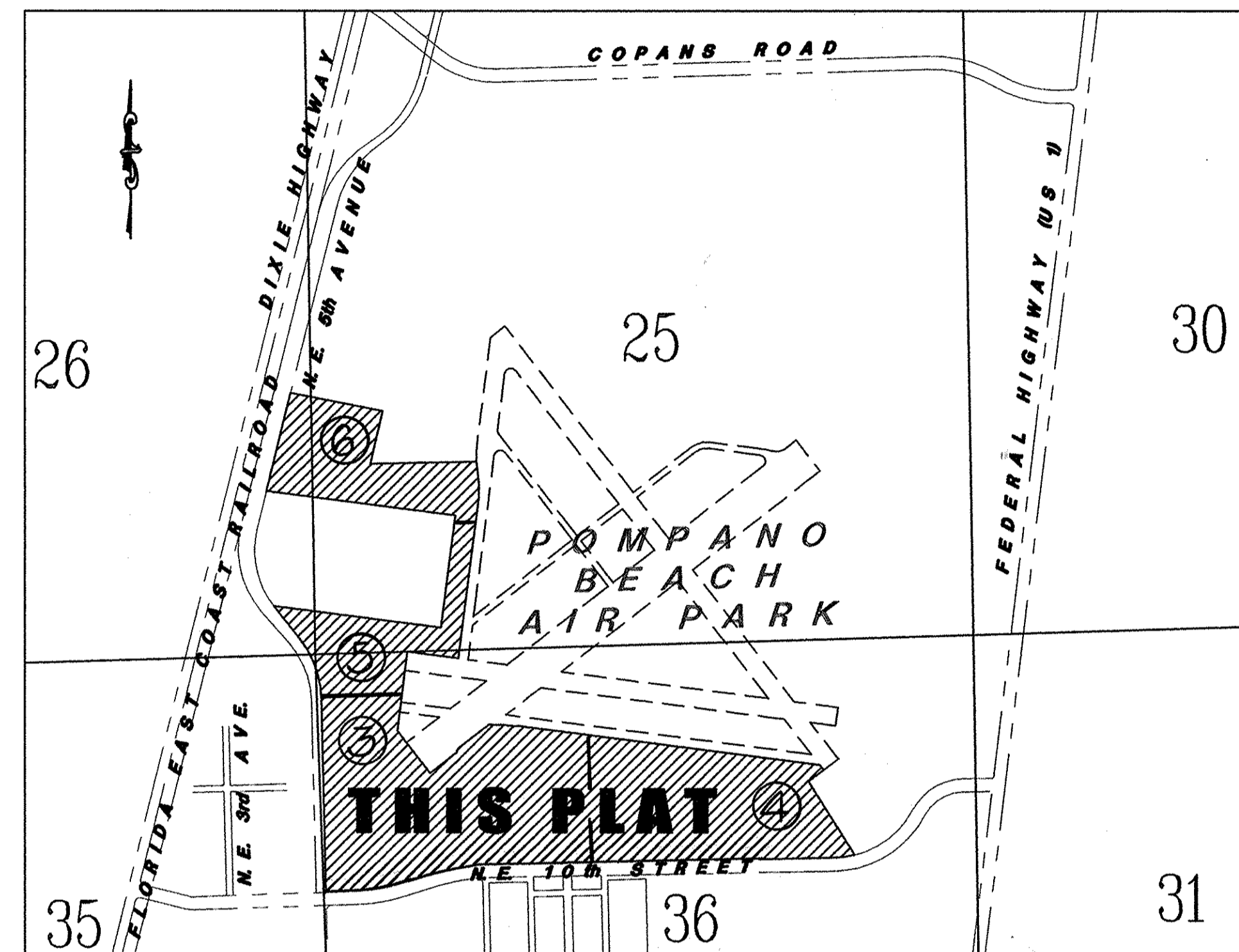
This plat has been approved and accepted for record this 30<sup>th</sup> day of April, 2000.

By: William F. Flaherty  
William F. Flaherty,  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. 25221

## CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the City Planning and Zoning Board of Pompano Beach, Florida has hereby approved and accepted this plat, this 22<sup>nd</sup> day of DECEMBER, 1999.

By: George X. Smith Date: MARCH 22, 2000  
Chairman



## LOCATION MAP

NOT TO SCALE

## CITY COMMISSION

STATE OF FLORIDA SS  
COUNTY OF BROWARD

THIS IS TO CERTIFY: That this Plat has been accepted and approved for record by the City Commission of the City of Pompano Beach, Florida, in and by RESOLUTION NO. 2000-100.

adopted by said City Commission this 25<sup>th</sup> day of January, 1<sup>st</sup> 2000.  
IN WITNESS WHEREOF

The said City Commission has caused these presents to be attested by its City Clerk and the Corporate Seal of said City to be affixed this 11<sup>th</sup> day of April, 1<sup>st</sup> 2000.

By: Mary L. Chambers, CITY CLERK

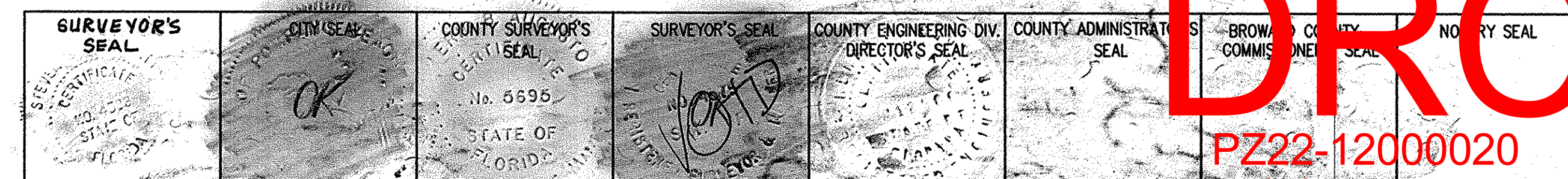
## SURVEYOR'S CERTIFICATE

STATE OF FLORIDA S.S.  
COUNTY OF BROWARD

I, STEVEN M. WATTS, Certify that this plat is an accurate and correct representation of the lands surveyed and described hereon; that the Permanent Reference Monuments (P.R.M.'s) have been set as shown; that the survey was made under my responsible supervision and direction; and that the survey data shown hereon complies with all the requirements of Chapter 177, Part 1 Florida Statutes, and with applicable sections of Chapter 61G17-6 of the Florida Administrative Code. Bench mark elevations shown hereon are based on N.G.V.D. of 1929, in conformity with standards adopted by the National Ocean Survey for Third Order Control Standards. The Permanent Reference Monuments (P.R.M.) were set 12/10/99.

Steven M. Watts

STEVEN M. WATTS  
Professional Surveyor and Mapper No. 4588  
State of Florida  
WILLIAMS, HATFIELD & STONER, INC.  
CERTIFICATE OF AUTHORIZATION # LB 26  
2101 North Andrews Avenue, Suite 300  
Ft Lauderdale, Florida 33311



DRC

PZ22-12000020

9/21/2022

DRC

PZ22-12000020

8/3/2022

POMPANO BEACH AIR PARK F.B.O. PHASE 1

A REPLAT OF PORTIONS OF THE PLATS OF "AMENDED PLAT OF PINE CREST" AS RECORDED IN PLAT BOOK 7 AT PAGE 13, "HIGHLAND GROVE" AS RECORDED IN PLAT BOOK 10 AT PAGE 80, "POMPANO BEACH AIR PARK AND RECREATION FACILITIES PLAT" AS RECORDED IN PLAT BOOK 149 AT PAGE 20 ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY AND PORTIONS OF SECTIONS 25, 26, 35 AND 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

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TELEPHONE NO. (954) 566-8341 CERTIFICATE OF AUTHORIZATION L.B. # 26

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 25, 26, 35 AND 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND ALSO BEING A PORTION OF "AMENDED PLAT OF PINE CREST" AS RECORDED IN PLAT BOOK 7 AT PAGE 13, "HIGHLAND GROVE" AS RECORDED IN PLAT BOOK 10 AT PAGE 80 AND ALL OF PARCEL "EE" OF "POMPANO BEACH AIR PARK AND RECREATION FACILITIES PLAT" AS RECORDED IN PLAT BOOK 149 AT PAGE 20, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 36;

THENCE NORTH 01° 23' 13" WEST ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (1/4) FOR A DISTANCE OF 712.12 FEET;

THENCE NORTH 88° 36' 47" EAST FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88° 02' 30" EAST FOR A DISTANCE OF 249.46 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15° 30' 00", HAVING A RADIUS OF 1379.39 FEET FOR AN ARC DISTANCE OF 373.16 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 72° 32' 30" EAST FOR A DISTANCE OF 291.03 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16° 20' 14", HAVING A RADIUS OF 1485.39 FEET FOR AN ARC DISTANCE OF 423.54 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 88° 52' 44" EAST FOR A DISTANCE OF 2813.86 FEET, TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12° 52' 57", HAVING A RADIUS OF 741.36 FEET FOR AN ARC DISTANCE OF 166.69 FEET TO A POINT ON A NON-TANGENT LINE, THE LAST SIX (6) COURSES BEING COINCIDENT WITH THE NORTH LINE OF NORTHEAST 10TH STREET BEING 106.00 FEET IN WIDTH AND RESERVED FOR ROAD FOR FUTURE TRANSPORTATION PURPOSES, SUBJECT TO F.A.A. REQUIREMENTS;

THENCE NORTH 32° 02' 01" WEST ALONG SAID LINE, ALSO BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF A RUNWAY PROTECTION ZONE FOR RUNWAY 15-33 OF THE POMPANO BEACH AIR PARK AND ITS PROLONGATION, FOR A DISTANCE OF 700.56 FEET;

THENCE NORTH 52° 15' 21" EAST ALONG A LINE WHICH IS THE SOUTHWESTERLY PROLONGATION OF THE END OF RUNWAY 15-33 OF SAID AIR PARK FOR A DISTANCE OF 155.00 FEET;

THENCE NORTH 37° 44' 39" WEST ALONG A LINE 75.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF RUNWAY 15-33 FOR A DISTANCE OF 51.46 FEET;

THENCE NORTH 82° 44' 22" WEST FOR A DISTANCE OF 2469.33 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18° 11' 41", HAVING A RADIUS OF 35.50 FEET FOR AN ARC DISTANCE OF 11.27 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18° 11' 41", HAVING A RADIUS OF 114.50 FEET FOR AN ARC DISTANCE OF 36.36 FEET TO A POINT OF TANGENCY;

THENCE NORTH 82° 44' 22" WEST FOR A DISTANCE OF 86.81 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH, THE LAST FOUR (4) COURSES BEING 39.50 FEET SOUTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF TAXIWAY "L" OF SAID AIR PARK;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22° 52' 41", HAVING A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 59.89 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE NORTH 82° 44' 22" WEST ALONG SAID NON-TANGENT LINE FOR A DISTANCE OF 43.18 FEET;

THENCE SOUTH 52° 17' 08" WEST FOR A DISTANCE OF 308.32 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 52° 24' 45", HAVING A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 45.74 FEET TO A POINT ON A NON-TANGENT LINE, THE LAST THREE (3) COURSES BEING COINCIDENT WITH THE NORTHERLY AND WESTERLY BOUNDARIES OF SAID PARCEL "EE";

THENCE SOUTH 52° 17' 08" WEST ALONG A NON-TANGENT LINE, SAID LINE ALSO BEING 39.50 FEET SOUTHEAST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF TAXIWAY "M" OF SAID AIR PARK, FOR A DISTANCE OF 269.92 FEET;

THENCE NORTH 37° 42' 52" WEST ALONG A LINE WHICH IS THE END OF RUNWAY 6-24 OF SAID AIR PARK AND ITS PROLONGATION FOR A DISTANCE OF 435.19 FEET;

THENCE NORTH 07° 15' 38" EAST ALONG A LINE WHICH IS THE END OF RUNWAY 10-28 OF SAID AIR PARK AND ITS PROLONGATION FOR A DISTANCE OF 643.94 FEET;

THENCE SOUTH 82° 44' 22" EAST ALONG A LINE 75.00 FEET NORTHERLY OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF RUNWAY 10-28 FOR A DISTANCE OF 416.80 FEET;

THENCE NORTH 07° 16' 14" EAST FOR A DISTANCE OF 1309.37 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14° 03' 58", HAVING A RADIUS OF 460.50 FEET FOR AN ARC DISTANCE OF 113.05 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 06° 47' 44" WEST FOR A DISTANCE OF 162.98 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01° 22' 46", HAVING A RADIUS OF 539.50 FEET FOR AN ARC DISTANCE OF 12.99 FEET TO A POINT ON A NON-TANGENT LINE, THE LAST FOUR (4) COURSES BEING ALONG A LINE 39.50 FEET WEST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF TAXIWAY "B" OF SAID AIR PARK;

THENCE SOUTH 88° 50' 42" WEST FOR A DISTANCE OF 860.25 FEET;

THENCE NORTH 12° 58' 12" EAST FOR A DISTANCE OF 438.33 FEET;

THENCE NORTH 78° 47' 41" WEST FOR A DISTANCE OF 758.56 FEET;

THENCE SOUTH 14° 01' 44" WEST ALONG THE EASTERLY LINE OF NORTHEAST 5TH AVENUE AS RELOCATED BEING 133.12 FEET IN WIDTH AND RESERVED FOR ROAD FOR FUTURE TRANSPORTATION PURPOSES, SUBJECT TO F.A.A. REQUIREMENTS, FOR A DISTANCE OF 817.26 FEET;

THENCE SOUTH 82° 41' 26" EAST FOR A DISTANCE OF 1547.39 FEET;

THENCE SOUTH 07° 18' 34" WEST FOR A DISTANCE OF 917.00 FEET;

THENCE NORTH 82° 41' 26" WEST FOR A DISTANCE OF 1365.92 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AT WHICH THE RADIUS POINT BEARS NORTH 51° 34' 38" EAST, THE LAST THREE (3) COURSES BEING COINCIDENT WITH THE NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARIES OF THE PLAT OF "GOOD YEAR BASE" AS RECORDED IN PLAT BOOK 114 AT PAGE 24 OF SAID PUBLIC RECORDS;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00° 08' 17", HAVING A RADIUS OF 735.19 FEET FOR AN ARC DISTANCE OF 1.78 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 38° 33' 21" EAST FOR A DISTANCE OF 325.89 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37° 10' 08", HAVING A RADIUS OF 820.25 FEET FOR AN ARC DISTANCE OF 532.11 FEET TO THE POINT OF TANGENCY, THE LAST THREE (3) COURSES BEING COINCIDENT WITH SAID EASTERLY LINE OF NORTHEAST 5TH AVENUE AS RELOCATED VARYING IN WIDTH AND RESERVED FOR ROAD FOR FUTURE TRANSPORTATION PURPOSES, SUBJECT TO F.A.A. REQUIREMENTS;

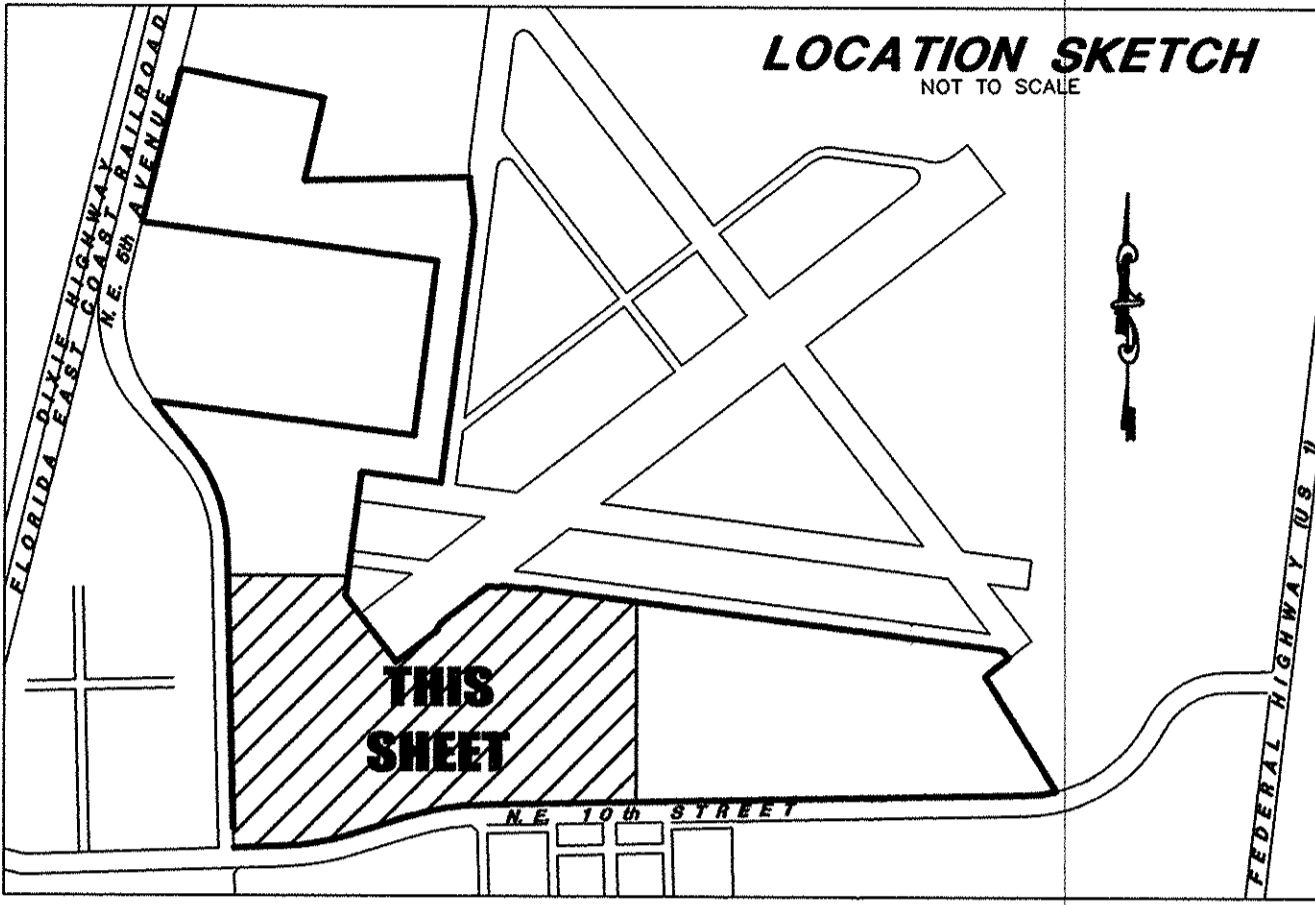
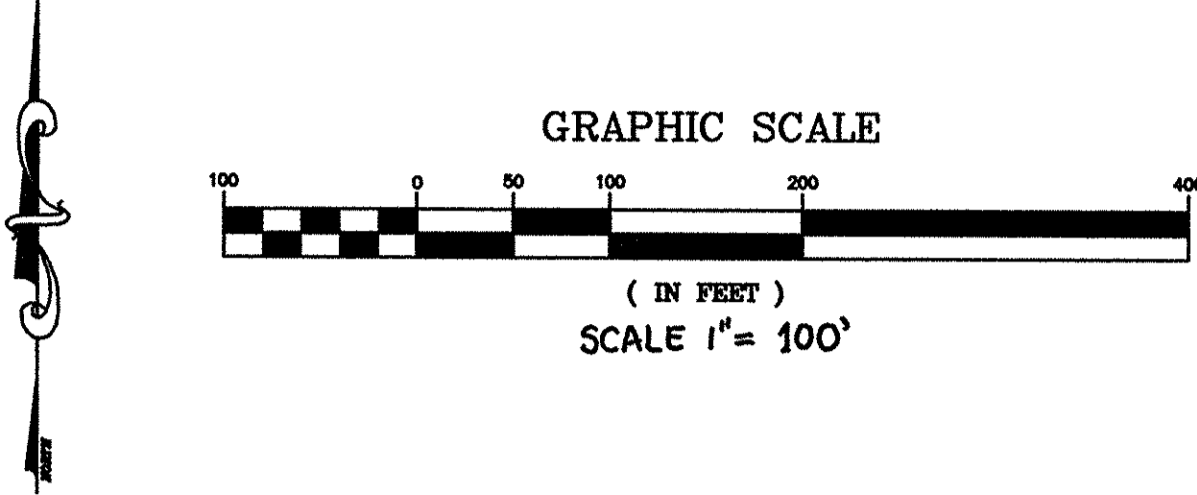
THENCE SOUTH 01° 23' 13" EAST ALONG SAID EASTERLY LINE OF NORTHEAST 5TH AVENUE BEING 80.00 FEET IN WIDTH FOR A DISTANCE OF 1563.65 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 138.280 ACRES (6,023,484 SQ. FT.), MORE OR LESS.

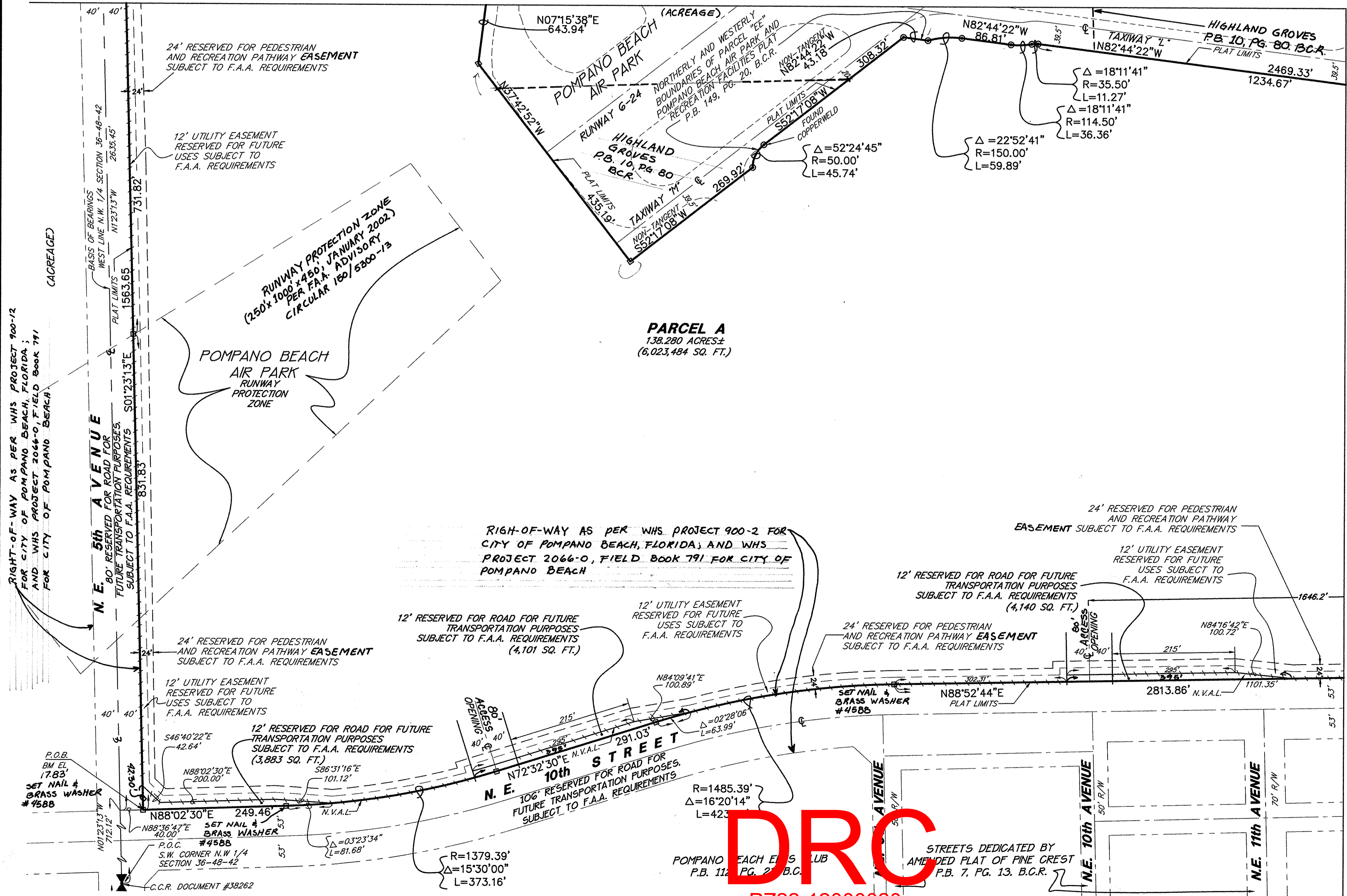
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MATCH LINE SEE SHEET 5 OF 6



SEE SHEET 4 OF 6

MATCH LINE

- NOTES**
- INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) NAIL AND DISC
  - INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4" CONCRETE MONUMENT SET WITH BRASS DISC STAMPED L.S.#4588 UNLESS OTHERWISE NOTED.
  - INDICATES PLAT LIMITS
  - BM EL INDICATES BENCH MARK ELEVATION.
  - THE BENCH MARK ELEVATIONS (BM EL) SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE REFERENCED TO BROWARD COUNTY BENCHMARK #1901, ELEVATION 20.76' BENCHMARK DESCRIPTION: A C.&G.S. BENCHMARK DISC, ABOUT 1.0 MILE NORTH ALONG THE FLORIDA EAST COAST RAILWAY FROM THE CROSSING OF ATLANTIC BOULEVARD AT POMPANO BEACH, 0.15 MILE SOUTH OF MILEPOST 332, 67' SOUTH OF THE EXTENDED CENTERLINE OF NORTHWEST 15 STREET, 52.5' EAST TO THE EAST RAIL OF THE SOUTHBOUND TRACK, 3' SOUTH OF A CABLE LINEPOLE, 66 1/2' SOUTH OF THE EXTENDED CENTERLINE OF A GRAVEL ROAD LEADING ALONG THE WEST SIDE OF THE POMPANO BEACH MUNICIPAL AIRPORT 2' NORTH OF A METAL WITNESS POST, ABOUT LEVEL WITH THE TRACK AND IS A DISC WELDED ON THE TOP OF A 3 1/2" IRON PIPE WHICH PROJECTS 2" ABOVE THE LEVEL OF THE GROUND.
  - THE BEARINGS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983/90 AND ARE BASED ON WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST HAVING A BEARING OF NORTH 01°23'13" WEST, STATE PLANE COORDINATES OF WHICH PROVIDED BY BROWARD COUNTY ENGINEERING DIVISION FIELD MONUMENTED LINE BETWEEN K12 AND K13
  - THIS PLAT IS RESTRICTED TO AVIATION-RELATED INDUSTRIAL USES. NO FREE-STANDING COMMERCIAL/RETAIL USES ARE PERMITTED, UNLESS THEY ARE RESTAURANT AND/OR CONFERENCE TYPE FACILITIES WHICH MUST BE ANCILLARY TO THE AVIATION-RELATED INDUSTRIAL USES OF THE 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. 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.
  - PARCEL "A" CONTAINS 6,023,484 SQUARE FEET, 138,280 ACRES ±. TOTAL ROAD RESERVATION FOR FUTURE TRANSPORTATION PURPOSES SUBJECT TO F.A.A. REQUIREMENTS CONTAINS 20,511 SQUARE FEET, 0.471 ACRES ±. GROSS AREA CONTAINS 6,023,484 SQUARE FEET, 138,280 ACRES ±.
  - IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY APRIL 3, 2006, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY 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 PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY APRIL 3, 2006, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY 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.
  - 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 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 BROWARD COUNTY, FLORIDA.
  - 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, OR OTHER UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THE COMPANY SHALL NOT APPLY TO PRIVATE EASEMENTS TO OBTAIN OR OBTAIN BY A PARTICULAR ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL PUBLIC SERVICE COMMISSION.
- LEGEND**
- B.C.R. = BROWARD COUNTY RECORDS
  - C = CENTERLINE
  - Δ = DELTA (CENTRAL ANGLE)
  - L = ARC LENGTH
  - R = RADIUS
  - N.V.A.L. = NON-VEHICULAR ACCESS LINE
  - N.V.A.L. P.B. = PLAT BOOK
  - P.G. = PAGE
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - Q.S.C. = QUARTER SECTION CORNER
  - SC = SECTION CORNER
  - R/W = RIGHT-OF-WAY
  - SQ.FT. = SQUARE FEET
  - U.E. = UTILITY EASEMENT
  - C.C.R. = CERTIFIED CORNER RECORD
  - F.A.A. = FEDERAL AVIATION ADMINISTRATION

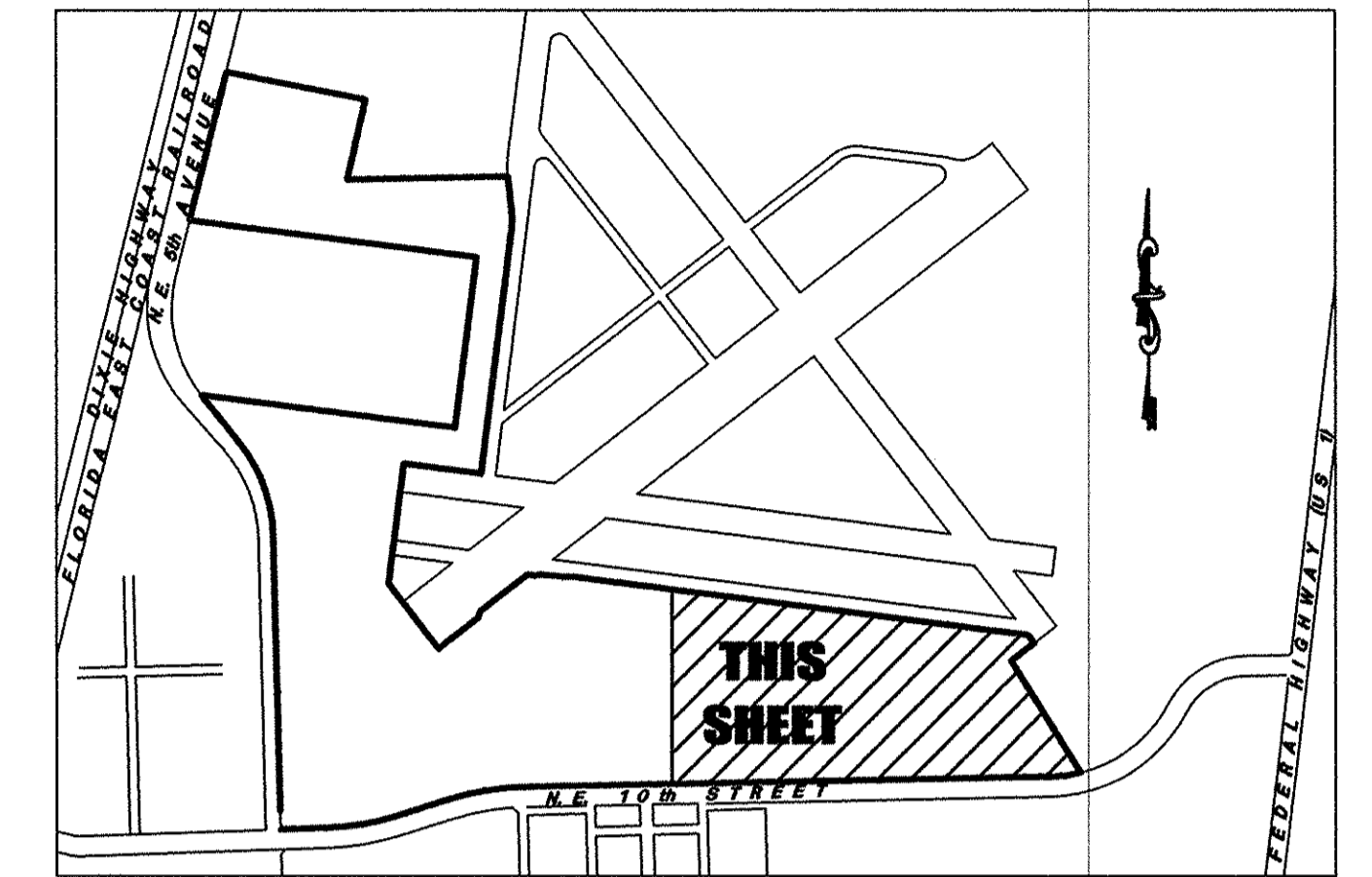
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9/21/2022

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8/3/2022  
080-MP-99

# POMPANO BEACH AIR PARK F.B.O. PHASE 1

A REPLAT OF PORTIONS OF THE PLATS OF "AMENDED PLAT OF PINE CREST" AS RECORDED IN PLAT BOOK 7 AT PAGE 13, "HIGHLAND GROVE" AS RECORDED IN PLAT BOOK 10 AT PAGE 80, "POMPAN0 BEACH AIR PARK AND RECREATION FACILITIES PLAT" AS RECORDED IN PLAT BOOK 149 AT PAGE 20 ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY AND PORTIONS OF SECTIONS 25, 26, 35 AND 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF POMPAN0 BEACH, BROWARD COUNTY, FLORIDA

WILLIAMS, HATFIELD & STONER, INC.  
CONSULTING ENGINEERS \* PLANNERS \* SURVEYORS  
2101 NORTH ANDREWS AVENUE, SUITE 300, FORT LAUDERDALE, FLORIDA 33311  
TELEPHONE NO. (954) 566-8341 CERTIFICATE OF AUTHORIZATION L.B. # 26



**NOTES**

**LOCATION SKETCH**

NOT TO SCALE

1. ☒ INDICATES **SET** PERMANENT REFERENCE MONUMENT (P.R.M.) NAIL AND DISC STAMPED LB2E UNLESS OTHERWISE NOTED.
2. ☐ INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4" CONCRETE MONUMENT **SET** WITH BRASS DISC STAMPED L.S.#4588 UNLESS OTHERWISE NOTED.
3. ☐ INDICATES PLAT LIMITS
4. BM EL INDICATES BENCH MARK ELEVATION.
5. THE BENCH MARK ELEVATIONS (BM EL) SHOWN HEREON ARE RELATIVE ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE REFERENCED TO BROWARD COUNTY BENCHMARK #1901, ELEVATION 20.76'

BENCHMARK DESCRIPTION: A C.&G.S. BENCHMARK DISC, ABOUT 1.0 MILE NORTH ALONG THE FLORIDA EAST COAST RAILROAD FROM THE CROSSING OF ATLANTIC BOULEVARD AT POMPAHO BEACH, 0.15 MILE SOUTH OF MILEPOST 1332, 67' SOUTH OF THE EXTENDED CENTERLINE OF NORTHWEST 15 STREET, 52.5' EAST OF THE EAST RAIL OF THE SOUTHBOUND TRACK, 3' SOUTH OF A CABLE LINEPOLE, 66 1/2' SOUTH OF THE EXTENDED CENTERLINE OF A GRAVEL ROAD LEADING ALONG THE WEST SIDE OF THE POMPAHO BEACH MUNICIPAL AIRPORT 2' NORTH OF A METAL WITNESS POST, ABOUT LEVEL WITH THE TRACK AND IS A DISC WELDED ON THE TOP OF A 3 1/2" IRON PIPE WHICH PROJECTS 2' ABOVE THE LEVEL OF THE GROUND.
6. THE BEARINGS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 AND ARE BASED ON WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST HAVING A BEARING OF NORTH 01°23'13" WEST. STATE PLANE COORDINATES OF WHICH PROVIDED BY BROWARD COUNTY ENGINEERING DIVISION FIELD MONUMENTED LINE BETWEEN K12 AND K13
7. THIS PLAT IS RESTRICTED TO AVIATION-RELATED INDUSTRIAL USES. NO FREE-STANDING COMMERCIAL/RETAIL USES ARE PERMITTED UNLESS THEY ARE RESTAURANT AND/OR CONFERENCE TYPE FACILITIES WHICH MUST BE ANCILLARY TO THE AVIATION-RELATED INDUSTRIAL USES OF THE 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 HAZARDOUS TO AIR NAVIGATION.
8. 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 OWNER OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
9. PARCEL "A" CONTAINS 6,023,484 SQUARE FEET, 138,280 ACRES ±. TOTAL ROAD RESERVATION FOR FUTURE TRANSPORTATION PURPOSES SUBJECT TO F.A.A. REQUIREMENTS, CONTAINS 20,511 SQUARE FEET, 0.471 ACRES ±.
10. GROSS AREA CONTAINS 6,023,484 SQUARE FEET, 138,280 ACRES ±.
11. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY APRIL 3, 2006, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME THAT BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE, THE OWNER OF THE PROPERTY 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.
12. IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY APRIL 3, 2006, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY 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.
13. 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 BROWARD COUNTY, FLORIDA.

**LEGEND**

- B.C.R. = BROWARD COUNTY RECORDS  
 C  
 A = CENTERLINE  
 L = DELTA (CENTRAL ANGLE)  
 R = ARC LENGTH  
 R = RADIUS  
 --- = NON-VEHICULAR ACCESS LINE  
 N.V.A.L.  
 P.B. = PLAT BOOK  
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11. 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 SEVERATION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL BE REQUIRED FOR THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE GAS OR OTHER PUBLIC UTILITY. IN THE EVENT OF DAMAGE TO ANY UTILITY, IT SHALL BE THE RESPONSIBILITY FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PRIVATE ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

8/3/2022

SEE SHEET 3 OF 6

MATCH LINE

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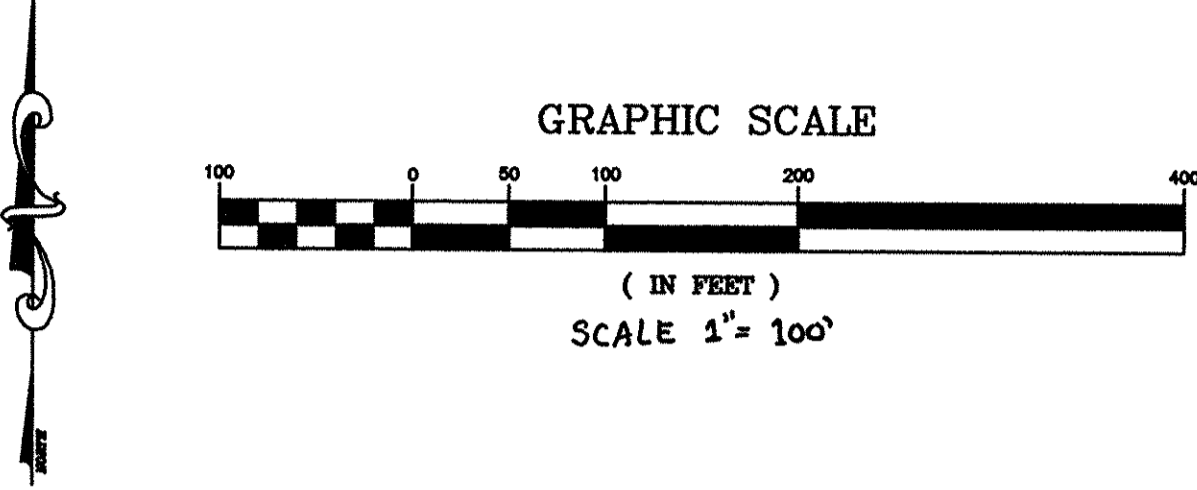
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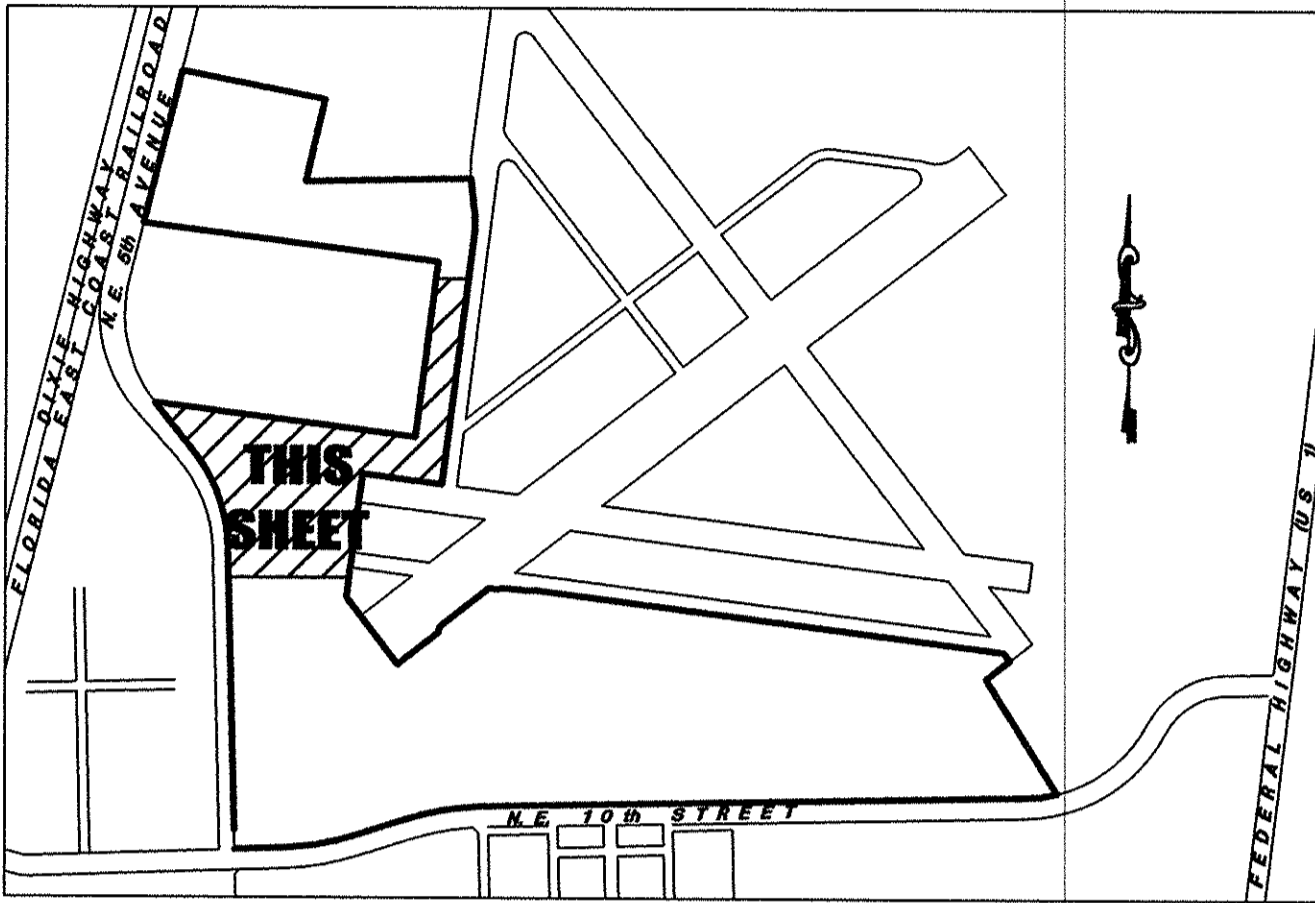
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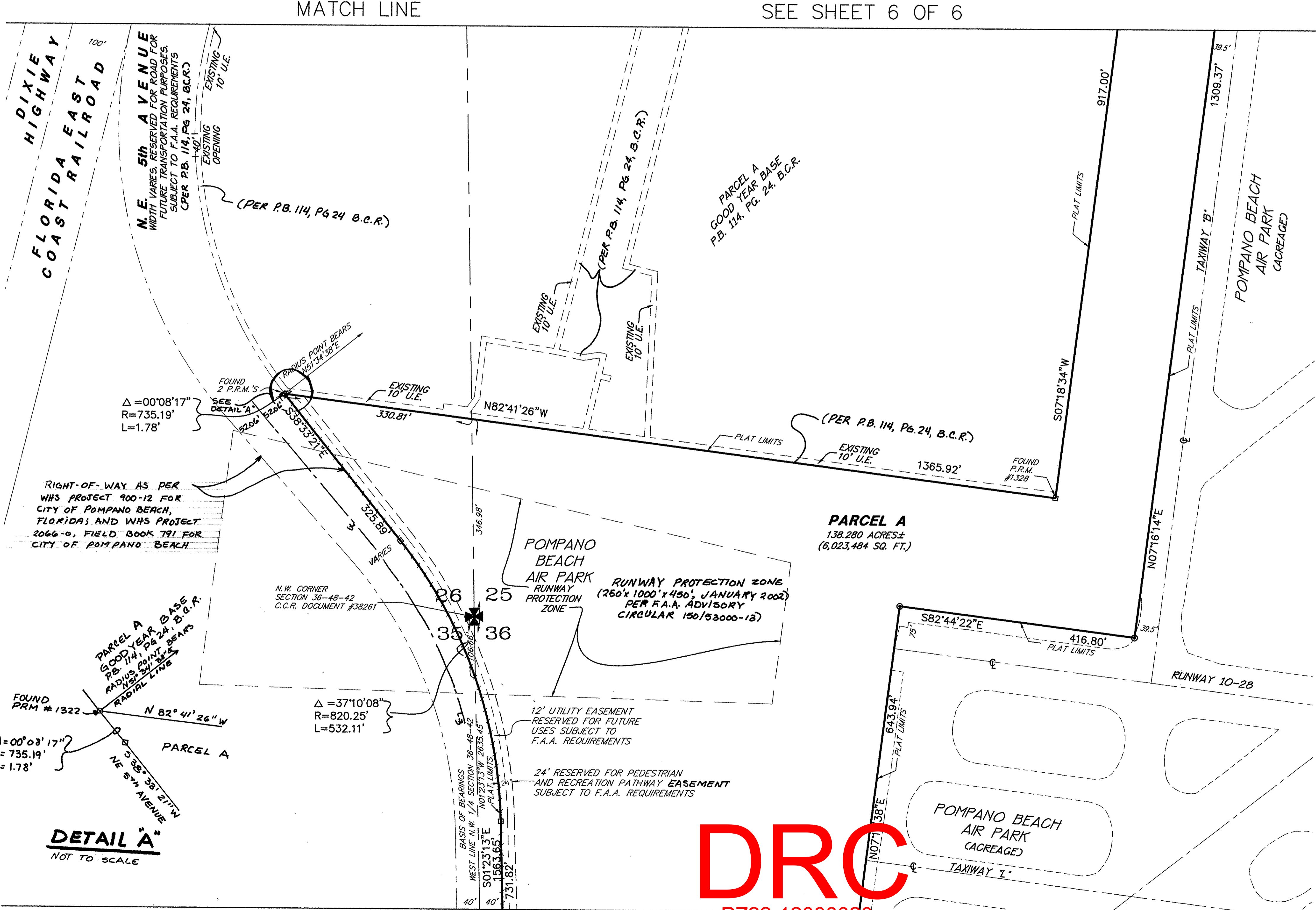


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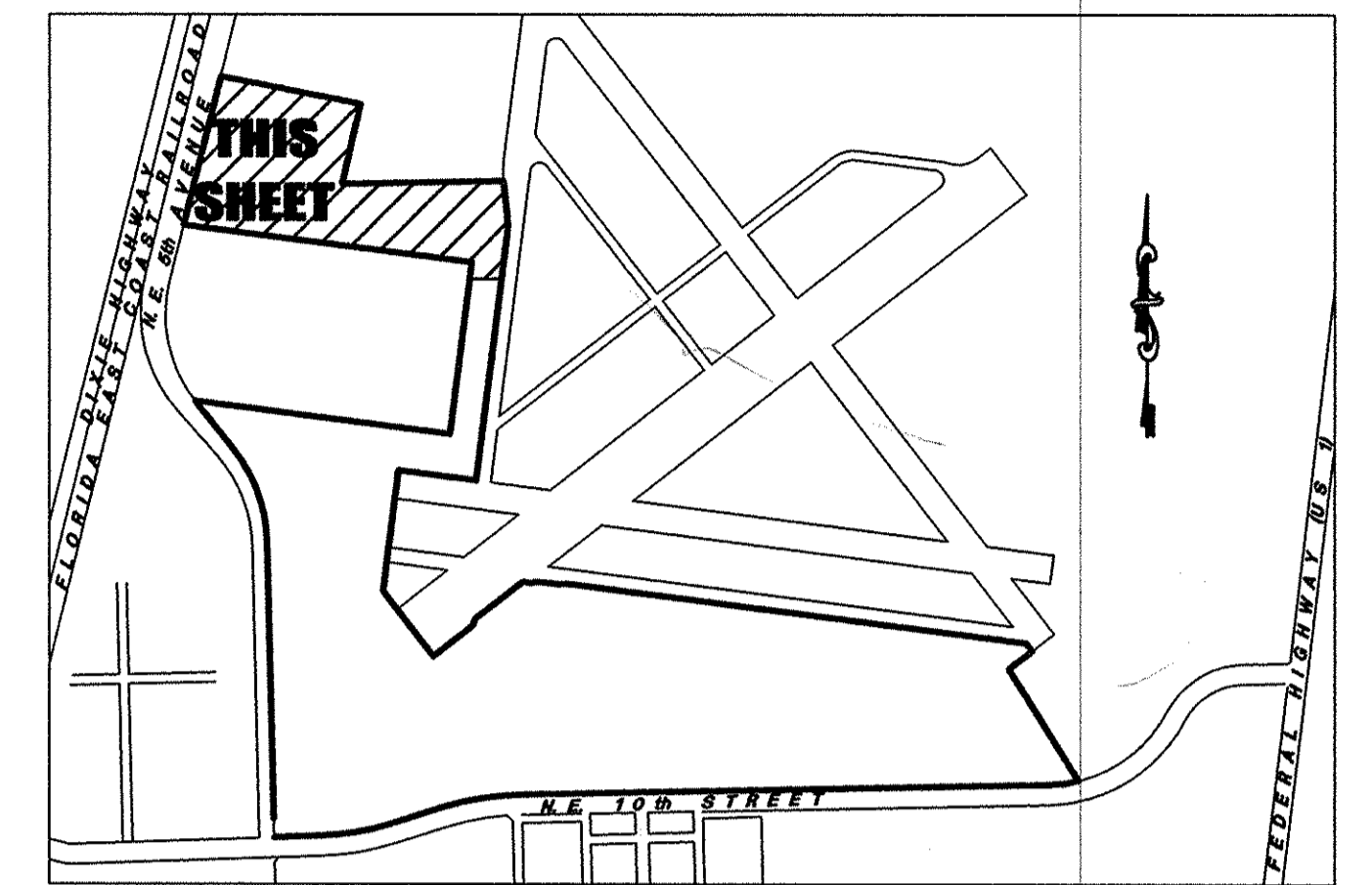


**DRC**

PZ22-12006026  
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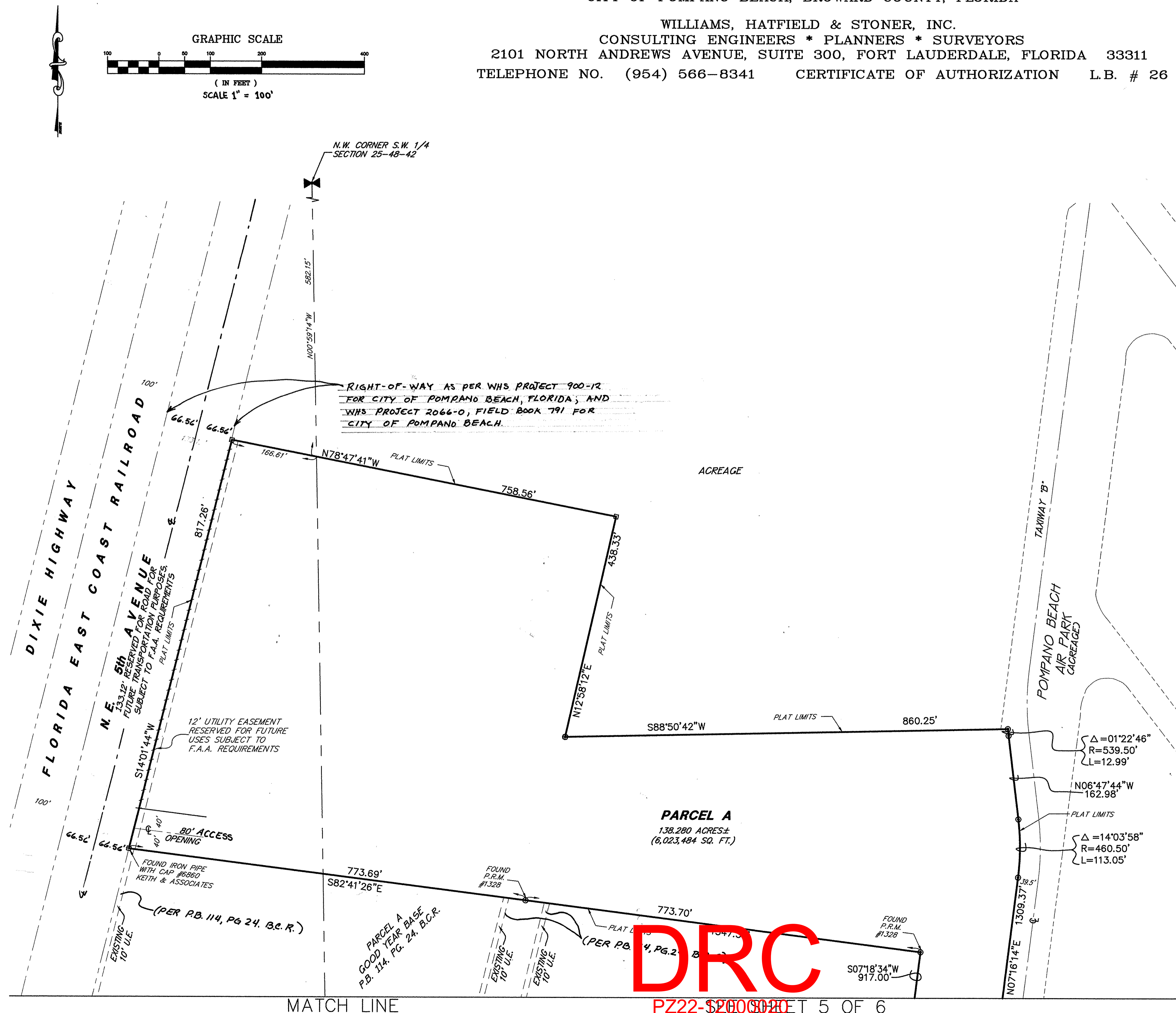
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COMMISSION. 8/3/2022 080 - MP - 99



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