

CFN # 108621285,  
Page 1 of 2  
Recorded 05/18/2009 at 01:59 PM

**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.

**BROWARD COUNTY PLANNING COUNCIL**

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 22<sup>ND</sup> DAY OF August, 2008.

BY: [Signature]  
CHAIRPERSON

THAT THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 13<sup>TH</sup> DAY OF May, 2009.

BY: [Signature]  
EXECUTIVE DIRECTOR OR DESIGNEE

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN HEREBY APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_, 200\_\_.

BY: [Signature] 5/11/09  
RICHARD TORNESE, P.E., DIRECTOR  
PROFESSIONAL ENGINEER FLORIDA REGISTRATION NUMBER 40263

BY: [Signature] 5/8/09  
ROBERT P. LEGG, JR.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NUMBER LS4030

**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 10<sup>TH</sup> DAY OF February, 2009.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR  
BY: [Signature] Deputy  
[Signature] Mayor - COUNTY COMMISSION

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

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS 18 DAY OF May, 2009, AND RECORDED IN PLAT BOOK 178 AT PAGE 150 RECORD VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR  
BY: [Signature] Deputy

**BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT**

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 12<sup>TH</sup> DAY OF May, 2009.

BY: [Signature]  
DIRECTOR/DESIGNEE

**SURVEYORS' CERTIFICATION:**

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 PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1, FLORIDA STATUTES AND WITH ALL SURVEY SECTION OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS 20th DAY OF MAY, 2008, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND CONFORM TO STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

BY: [Signature]  
DANIEL C. FORTIN JR., FOR THE FIRM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER LS6435

FORTIN, LEAVY, SKILES, INC.,  
CERTIFICATE OF AUTHORIZATION NUMBER: LB3653  
180 NE 168TH STREET, NORTH MIAMI BEACH, FL 33162  
305-653-4493 VOICE AND 305-651-7152 FAX

**DRC**  
PZ23-12000022  
07/19/2023

**WELLENS FAMILY TRUST PROPERTY  
POMPANO BEACH**  
A PORTION OF THE SOUTH 1/2 OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE N.W. 1/4 OF  
SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA  
MAY 2008

PREPARED BY:  
**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS & SURVEYORS AND MAPPERS  
180 N.E. 168th STREET NORTH MIAMI BEACH, FLORIDA.  
PH.: 305-653-4493 / FAX: 305-651-7152  
O.N.: 080613 REFERENCE: 2008-071  
FIELD BOOK: 600/66-67 - RLL

**LEGAL DESCRIPTION:**

"THE NORTH 120 FEET (MEASURED AT RIGHT ANGLES) OF A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, LYING EAST OF FEDERAL HIGHWAY (U.S. HIGHWAY #1), IN SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA; CONTAINING 38,529 SQUARE FEET, OR 0.883 ACRES, MORE OR LESS."

**DEDICATION  
STATE OF FLORIDA ) SS  
COUNTY OF BROWARD)**

KNOWN ALL MEN BY THESE PRESENTS THAT DAVID R. WELLENS AND PAUL S. WELLENS, AS CO-TRUSTEES OF THE PAUL S. WELLENS (GST NON-EXEMPT TRUST) AS TO A 60% INTEREST OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "WELLENS FAMILY TRUST PROPERTY POMPANO BEACH".

THE RIGHT-OF- WAY AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL, IN THE STATE OF FLORIDA, COUNTY OF BROWARD, THIS 27 DAY OF October, 2008.

By: [Signature] DAVID R. WELLENS, AS CO-TRUSTEE  
WITNESS: 1) [Signature] PRINT NAME: Tara Toto  
By: [Signature] PAUL S. WELLENS, AS CO-TRUSTEE  
WITNESS: 2) [Signature] PRINT NAME: DAVID J. FELTON

**ACKNOWLEDGMENT  
STATE OF FLORIDA ) SS  
COUNTY OF BROWARD)**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 27<sup>th</sup> day of October, 2008, BY PAUL S. WELLENS AND DAVID R. WELLENS, WHO ARE PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

[Signature]  
(SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT)

[Signature]  
(NAME TYPED, PRINTED OR STAMPED)

(TITLE OR RANK)

(SERIAL NUMBER, IF ANY)

**DEDICATION  
STATE OF FLORIDA ) SS  
COUNTY OF BROWARD)**

KNOWN ALL MEN BY THESE PRESENTS THAT DAVID R. WELLENS, TRUSTEE OF THE DAVID R. WELLENS REVOCABLE TRUST DATED JUNE 1, 2005, AS TO A 40% INTEREST OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "WELLENS FAMILY TRUST PROPERTY POMPANO BEACH".

THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL, IN THE STATE OF FLORIDA, COUNTY OF BROWARD, THIS 27 DAY OF October, 2008.

By: [Signature] DAVID R. WELLENS, TRUSTEE  
WITNESS: 1) [Signature] PRINT NAME: Tara Toto  
2) [Signature] PRINT NAME: DAVID J. FELTON

**ACKNOWLEDGMENT  
STATE OF FLORIDA ) SS  
COUNTY OF BROWARD)**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 27<sup>th</sup> day of October, 2008, BY DAVID R. WELLENS, AS TRUSTEE, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.

[Signature]  
(SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT)

[Signature]  
(NAME TYPED, PRINTED OR STAMPED)

(TITLE OR RANK)

(SERIAL NUMBER, IF ANY)

**CITY PLANNING AND ZONING BOARD**

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, APPROVED AND ACCEPTED THIS PLAN ON THIS 17 DAY OF DECEMBER, 2008.

BY: [Signature]  
PRINT NAME: GEORGE R. FIVEK

**CITY COMMISSION**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF POMPANO BEACH, FLORIDA, AND PASSED BY RESOLUTION NO. 2009-62 THIS 25 DAY OF November, A.D., 2008.

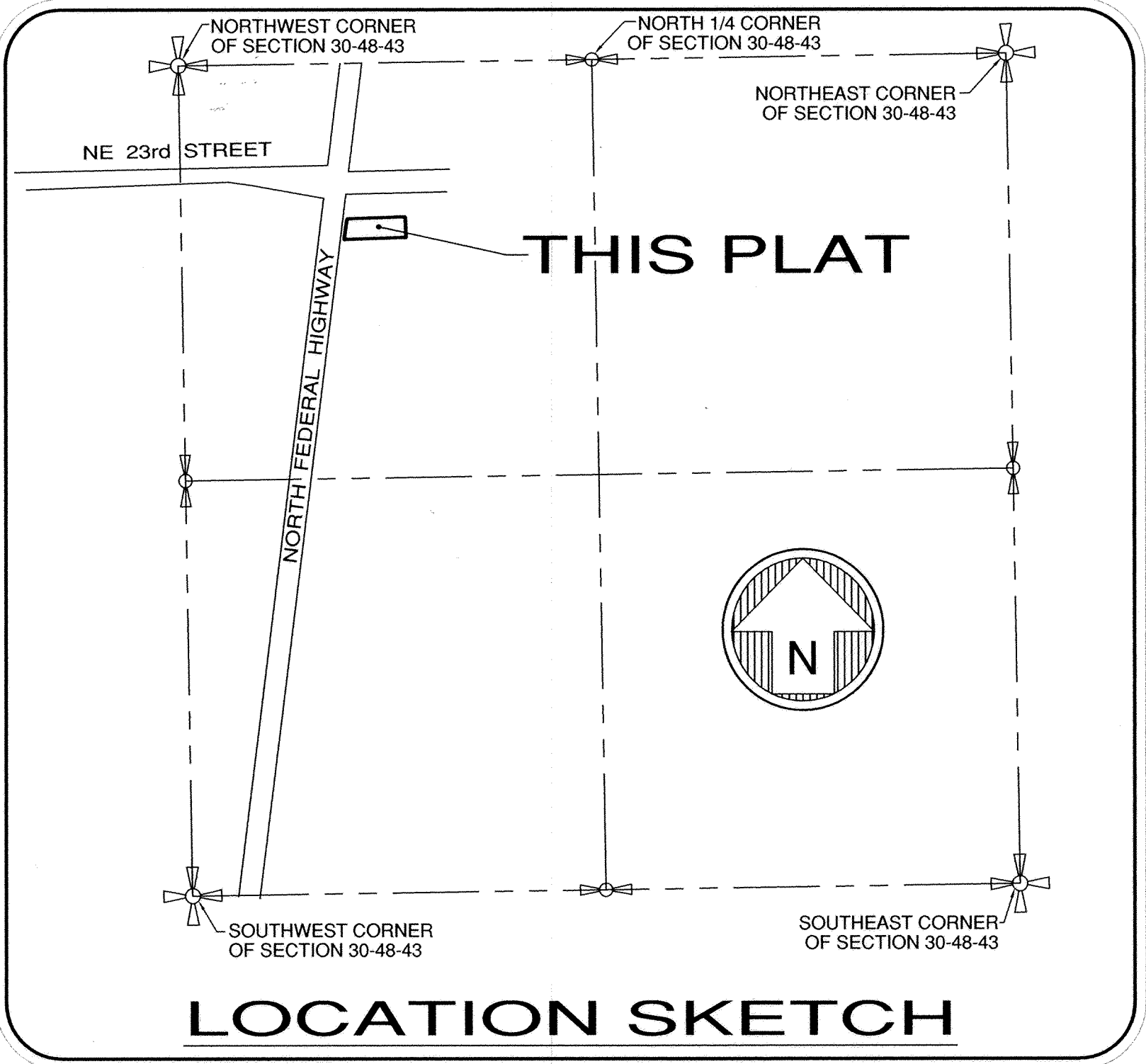
"NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE."

BY: [Signature] LAMAR FISHER MAYOR  
BY: [Signature] Mary L. Chambers  
Mary Z. CH CITY CLERK

**CITY ENGINEER**

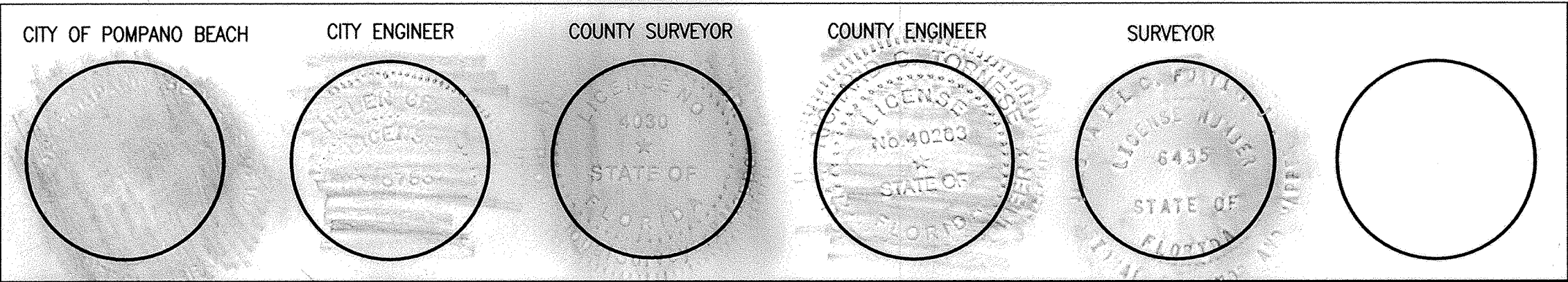
THIS IS TO HEREBY APPROVED THIS 26<sup>th</sup> DAY OF NOVEMBER, 2008.

BY: [Signature]  
HELEN GOOT CITY ENGINEER  
FLORIDA REGISTERED PROFESSIONAL  
ENGINEER NO. 57037



LYING IN THE NORTHWEST 1/4 OF  
SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA  
NOT TO SCALE

**EMBOSSSED SEALS**



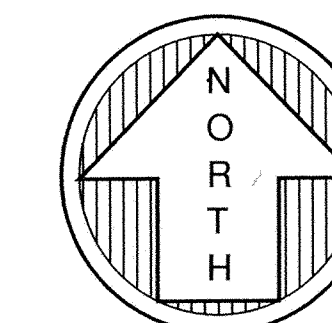
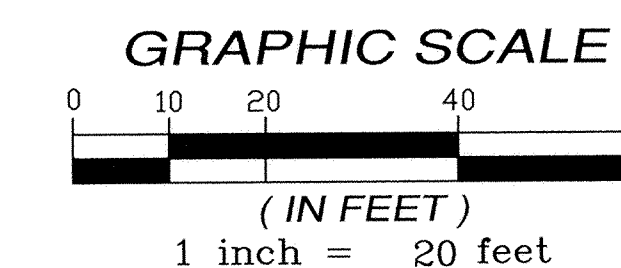


PREPARED BY:  
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 PH.: 305-653-4493 / FAX: 305-651-7152  
 O.N.: 080613 REFERENCE: 2008-071  
 FIELD BOOK: 600/66-67 - RLL - REVISED 5/4/09

# WELLENS FAMILY TRUST PROPERTY POMPANO BEACH

A PORTION OF THE SOUTH 1/2 OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE N.W. 1/4 OF  
 SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST,  
 CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

MAY 2008



CFN #108621285  
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## LEGEND:

- P.R.M. = PERMANENT REFERENCE MONUMENT (LB 3653)  
 (4"x4" CONCRETE MONUMENT, 24" LENGTH  
 - BRASS DISC)
- B.C.R. = BROWARD COUNTY RECORDS
- O.R.B. = OFFICIAL RECORDS BOOK
- C.C.R. = CERTIFIED CORNER RECORD
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- ℄ = CENTERLINE OF ROADWAY
- LB = LICENSE BUSINESS
- ± = MORE OR LESS
- I.D. = IDENTIFICATION

## NOTES:

- THE BEARINGS SHOWN HEREON ARE ON AN ASSUMED BEARING FOR THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND EVIDENCED BY A FOUND 5/8" REBAR & SET NAIL & DISK LB 3653 AT NORTHWEST CORNER OF SECTION, BEING ESTABLISHED FROM THE REFERENCE MONUMENTS AS DESCRIBED IN CERTIFIED CORNER RECORD # 082818, BEING S 88°43'54"E.
- BENCHMARK ELEVATIONS, ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, BASED ON BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK NO. 637, ELEVATION +9.070, LOCATED AT THE SOUTHEAST BOLT OF LIGHT STANDARD JUST NORTH OF THE INTERSECTION OF NE 16 STREET AND NE 23 AVENUE, BROWARD COUNTY, FLORIDA.
- 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.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY FEBRUARY 10, 2014, 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 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 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 THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY FEBRUARY 10, 2014, 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 SHALL MAKE 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.
- THIS PLAT IS RESTRICTED TO 5,000 SQUARE FEET OF COMMERCIAL USE. BANKS AND DRIVE-THRU BANK FACILITIES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. 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.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091 (SUBSECTION 28) FLORIDA STATUTES. ALL 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 THOSE 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 ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE TELEVISION SHALL BE INSTALLED UNDERGROUND.

PZ23-12000022

07/19/2023

034-MP-08