

PREPARED BY
PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 954-572-1777
 FAX NO. 954-572-1778

COLOR FACTORY

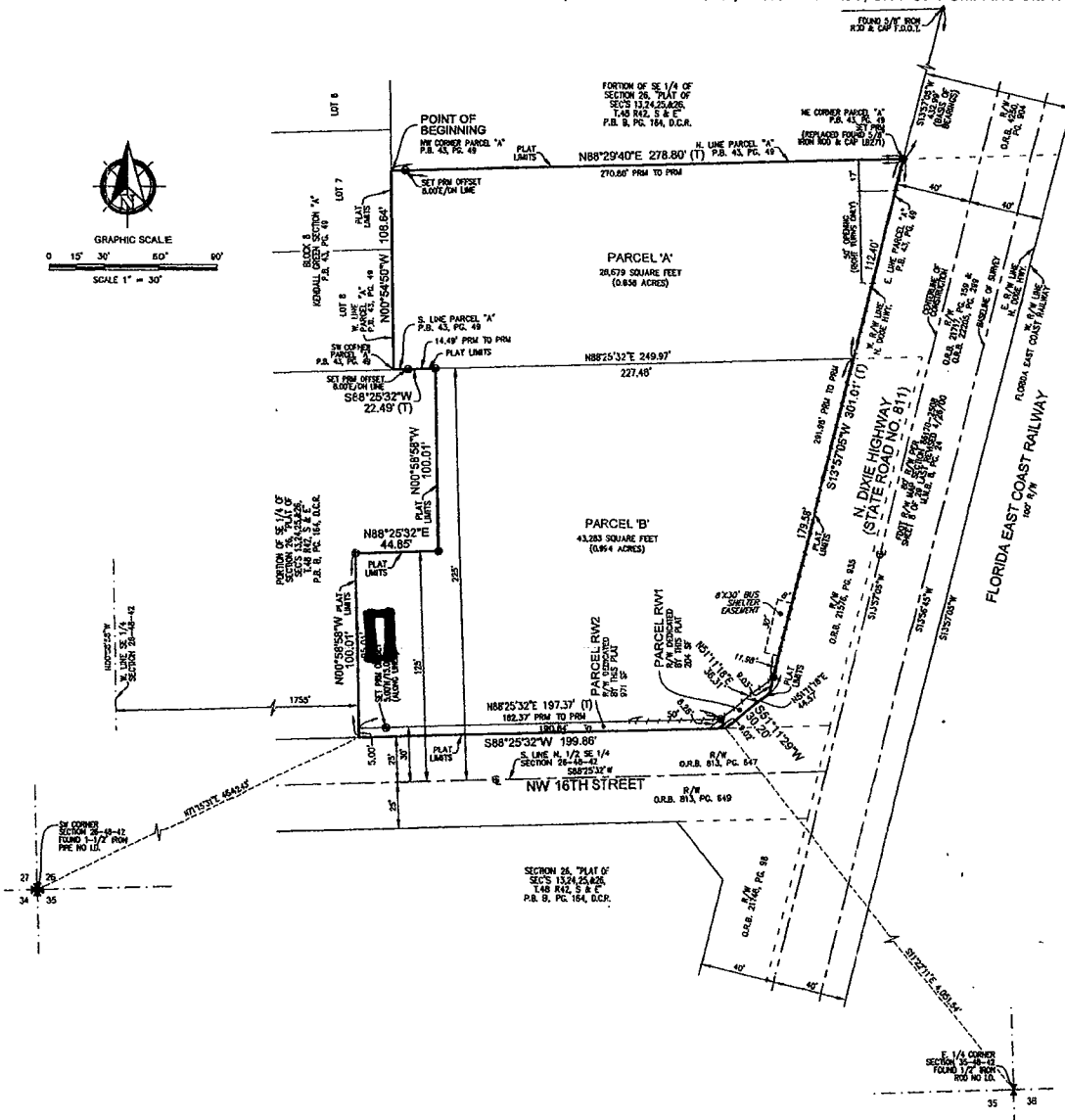
A REPLAT OF PARCEL "A", KENDALL GREEN SECTION "A" (P.B. 43, PG. 49, B.C.R.) AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, "PLAT OF SEC'S 13,24,25,26, T.48 R.42, S & E" (P.B. B, PG. 164, D.C.R.), ALL IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK 183 PAGE 645
 SHEET 2 OF 2 SHEETS

INSTR #119134073
 Plats 183/644
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GRAPHIC SCALE
 0 15' 30' 60'
 SCALE 1" = 30'



SURVEYOR'S NOTES:

1. THIS PLAT IS RESTRICTED TO 3,000 SQUARE FEET OF OFFICE USE ON PARCEL "A" AND 35,000 SQUARE FEET OF INDUSTRIAL USE ON PARCEL "B".
2. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IV, BROWARD COUNTY CODE OF ORDINANCES AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS HERETO 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 TITLES TO THE PROPERTY WITHIN THIS PLAT.
3. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 21.1, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
4. ALL RECORDING DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS OTHERWISE INDICATED.
5. NOTES: THIS PLAT, AS REDRAWN IN ITS GRAPHIC FORM, IS THE ORIGINAL DEPICTION OF THE AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL REVISIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 172.091, SUBSECTION (2)(A), 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.
7. A PORTION OF THIS PLAT MAY BE SUBJECT TO THE GENERAL PERMIT RECORDED IN D.R.B. 1126, PG. 448, BROWARD COUNTY RECORDS.
8. ALL FACILITIES FOR THE DESTRUCTION OF ELECTRICITY, TELEPHONE AND CABLE SHALL BE INSTALLED UNDERGROUND.

LEGEND AND ABBREVIATIONS:

- ⊙ = PRM (SET 4"x4"x20" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED "PRM 183/644")
- ⊕ = CENTERLINE
- = NON-VEHICULAR ACCESS LINE
- D.C.R. = DADE COUNTY RECORDS
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- LB = LICENSED BUSINESS
- M.M.R. = MISCELLANEOUS MAP BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.C. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- (T) = TOTAL

CONCEPTUAL SITE PLAN ON SURVEY
LOCATION OF CONTRINER

PLAT NO.: 006-MP-22

SURVEY

COLOR FACTORY

A REPLAT OF PARCEL "A", KENDALL GREEN SECTION "A" (P.B. 43, PG. 49, B.C.R.) AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, "PLAT OF SEC'S 13,24,25,&26, T.48 R42, S & E" (P.B. B, PG. 164, D.C.R.), ALL IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

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PLAT BOOK 183 PAGE 644
SHEET 1 OF 2 SHEETS

INSTR # 119134073, Plats 183/644
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Recorded 09/29/2023 at 12:05 PM

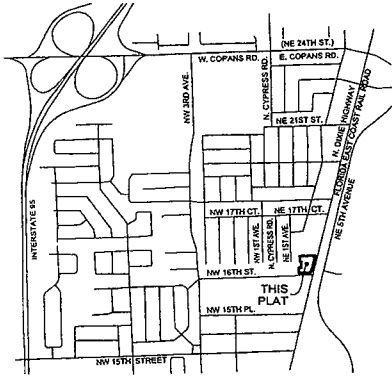
LEGAL DESCRIPTION:

PARCEL "A", KENDALL GREEN SECTION "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, "PLAT OF SEC'S 13,24,25,&26, T.48 R42, S & E" (P.B. B, PG. 164, D.C.R.), LYING WEST OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", KENDALL GREEN SECTION "A"; THENCE NORTH 89°29'40" EAST ALONG THE NORTH LINE OF SAID PARCEL "A" 278.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 1°57'03" WEST ALONG THE EAST LINE OF SAID PARCEL "A" AND THE WEST RIGHT-OF-WAY LINE OF A DIXIE HIGHWAY PER OFFICIAL RECORDS BOOK 21576, PAGE 235 OF SAID PUBLIC RECORDS, FOR 301.01 FEET; THENCE SOUTH 51°11'29" WEST ALONG SAID WEST RIGHT-OF-WAY LINE 30.20 FEET; THENCE SOUTH 88°23'32" WEST ALONG A LINE 15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26 FOR 199.88 FEET TO A POINT ON A LINE 125 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 26; THENCE NORTH 00°58'58" WEST ALONG SAID PARALLEL LINE 100.01 FEET TO A POINT ON A LINE 125 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26; THENCE NORTH 88°23'32" EAST ALONG SAID PARALLEL LINE 44.85 FEET; THENCE NORTH 00°58'58" WEST 100.01 FEET TO A POINT ON A LINE 225 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26 AND THE SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 88°23'32" WEST ALONG SAID PARALLEL LINE AND SAID SOUTH LINE 22.49 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°54'50" WEST ALONG THE WEST LINE OF SAID PARCEL "A" 108.84 FEET TO THE POINT OF BEGINNING.
SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 1.879 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: KONSTANTINA CELOUCOURT, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "COLOR FACTORY", A REPLAT.
1. PARCEL 18146 SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES.
2. PARCEL 18146 SHOWN HEREON IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PRESIDENTIAL USE OF THE PUBLIC.
IN WITNESS WHEREOF, SAID KONSTANTINA CELOUCOURT, HAS CAUSED THESE PRESENTS TO BE SIGNED IN THE PRESENCE OF THESE TWO WITNESSES, THIS 31ST DAY OF August, 2022.

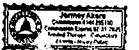
WITNESS: Ricardi Celoucourt BY: Konstantina Celoucourt
PRINT NAME: Ricardi Celoucourt
WITNESS: Ricardo Guibaux
PRINT NAME: Ricardo Guibaux



LOCATION MAP
NOT TO SCALE

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (X) PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 31ST DAY OF August, 2022, BY KONSTANTINA CELOUCOURT WHO IS (X) PERSONALLY KNOWN TO ME OR () HAS PRODUCED AS IDENTIFICATION.
WITNESS: MY HAND AND OFFICIAL SEAL, THIS 31ST DAY OF August, 2022.
MY COMMISSION EXPIRES: July 31, 2026
COMMISSION NUMBER: 441294160
NOTARY PUBLIC - STATE OF Broward/Florida
PRINT NAME: Jeremy Akers



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 5L-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.
BY: Donna C. West DATE: 09/29/2023
DONNA C. WEST DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4290
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
CERTIFICATE OF AUTHORIZATION NO. LB3870

CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR

POMPANO BEACH 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, BY RESOLUTION NO. 2023-35 ADOPTED BY THE SAID CITY COMMISSION THIS 17TH DAY OF September, 2022.
CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.
ATTEST: Isabella Hayward APPROVED: Rex Haddon
CITY CLERK CITY ENGINEER
CITY OF POMPANO BEACH, FLORIDA

POMPANO BEACH PLANNING AND ZONING BOARD:
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE CITY OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS 22ND DAY OF September, 2022.
Fred Stanger DATE: 9/22/2023
CHAIRPERSON

POMPANO BEACH CITY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22ND DAY OF September, 2022.
BY: John Sprockels
JOHN SPROCKELS, P.E.
CITY ENGINEER

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.
BY: Richard Torrese DATE: 9/22/2023
DIRECTOR/DESIGNER

BROWARD COUNTY PLANNING COUNCIL:
THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHT-OF-WAY TRACTS OF THIS 23RD DAY OF June, 2022.
BY: Richard Torrese
CHIEF REPRESENTATIVE

THIS PLAT COMPLES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 22ND DAY OF September, 2022.
BY: Richard Torrese
EXECUTIVE DIRECTOR/DESIGNER

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:
THIS IS TO CERTIFY THAT THIS PLAT COMPLES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 22ND DAY OF September, 2022.
BY: Richard Torrese
COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORD.
BY: Robert Chavez DATE: 09/29/2023
ROBERTO CHAVEZ DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. LS7820
BY: Richard Torrese DATE: 9/29/2023
RICHARD TORRESE DATE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40283