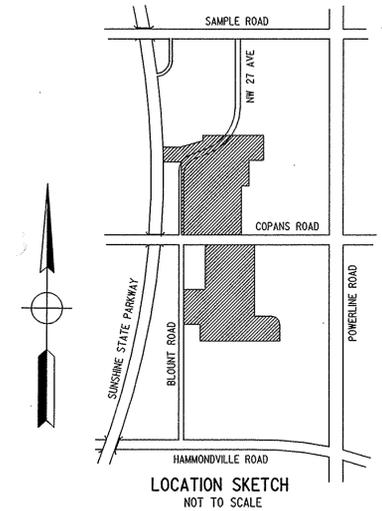
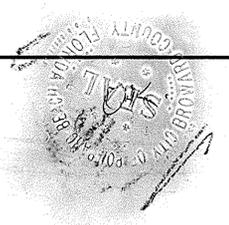


DRC
PZ22-1200042
02/01/2023



ALPHA 250

A REPLAT OF A PORTION OF BROWARD COUNTY PLAT NO. 1 (P.B. 107, PG. 47, B.C.R.) AND A PORTION OF SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING IN SECTIONS 21 AND 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.



PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
AUGUST 1992

BROWARD COUNTY OFFICE OF STRATEGIC PLANNING AND GROWTH MANAGEMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: [Signature] DATE 25, 1994
DIRECTOR

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Henry P. Cook DATE 6-29-94
HENRY P. COOK
FLORIDA P.E., REG. NO. 12506
DIRECTOR OF ENGINEERING

BY: Emilio V. Llufrío DATE 6-27-94
EMILIO V. LLUFRIÓ
FLORIDA P.L.S., REG. NO. 4429
COUNTY SURVEYOR

CITY OF POMPANO BEACH CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY OF POMPANO BEACH, FLORIDA AND PASSED BY ORDINANCE NO. 93-126 THIS 4th DAY OF May A.D. 1993.

ATTEST:
[Signature] BY: [Signature]
CITY CLERK MAYOR

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS 15th DAY OF April, A.D. 1993.

BY: [Signature]
CHAIRMAN

CITY OF POMPANO BEACH DIRECTOR OF PUBLIC WORKS

THIS PLAT IS APPROVED FOR RECORD THIS 6th DAY OF June A.D. 1993.

BY: [Signature]
DIRECTOR

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 25th DAY OF MARCH A.D., 1993.

BY: [Signature] DATE 10-29-93
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 27th DAY OF JUNE, A.D., 1993.

BY: [Signature] DATE 6/27/94
ADMINISTRATOR 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 21st DAY OF SEPTEMBER A.D., 1993.

ATTEST: B. JACK OSTERHOLT COUNTY ADMINISTRATOR
BY: [Signature] DEPUTY
BY: [Signature] CHAIR - COUNTY COMMISSION

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 15th DAY OF July, A.D., 1994 AND RECORDED IN PLAT BOOK 156, PAGE 26, RECORD VERIFIED.

ATTEST: B. JACK OSTERHOLT COUNTY ADMINISTRATOR
BY: [Signature] DEPUTY

SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 621.30 FEET, THE LAST TWO (2) COURSES ALSO BEING ALONG A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) AND THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4), RESPECTIVELY, OF SAID SECTION 28; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF AFORESAID PARCEL "B", THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 01° 20' 49" EAST, A DISTANCE OF 2045.89 FEET; THENCE (2) NORTH 88° 44' 06" EAST, A DISTANCE OF 465.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE (3) EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90° 03' 37", A DISTANCE OF 142.25 FEET; THENCE (4) SOUTH 01° 12' 17" EAST, A DISTANCE OF 418.26 FEET; THENCE (5) SOUTH 01° 17' 22" EAST, A DISTANCE OF 235.78 FEET TO THE POINT OF TANGENCY; THENCE (6) SOUTH 88° 42' 43" WEST ALONG THE SOUTH LINE OF SAID "PARCEL B", A DISTANCE OF 1938.37 FEET; THENCE NORTH 01° 28' 09" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 500.00 FEET; THENCE SOUTH 88° 42' 43" WEST, A DISTANCE OF 603.07 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID "PARCEL B", ALSO BEING THE EAST RIGHT-OF-WAY LINE OF BLOUNT ROAD AS RECORDED IN DEED BOOK 226, PAGE 431 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 28' 09" WEST ALONG THE WEST LINE OF SAID "PARCEL B", A DISTANCE OF 1023.28 FEET; THENCE NORTH 88° 40' 52" EAST, A DISTANCE OF 326.00 FEET TO A POINT ON A LINE 356.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 28; THENCE NORTH 01° 28' 09" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1233.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 9,014,063 SQUARE FEET (206.9344 ACRES), MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE COUNTY OF BROWARD A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "ALPHA 250". RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. PARCEL L-1 IS HEREBY RESERVED FOR PUBLIC ROAD STORM WATER STORAGE AND FLOWAGE. IN WITNESS WHEREOF, THE COUNTY OF BROWARD HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIR, ATTESTED BY ITS COUNTY ADMINISTRATOR AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE COUNTY COMMISSION THIS 28th DAY OF April, 1993.

BY: [Signature] CHAIR
COUNTY ADMINISTRATOR AS EX-OFFICIO
CLERK OF THE BOARD OF COUNTY COMMISSIONERS



ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF April, 1993, BY [Signature] AND [Signature] BEING THE COUNTY COMMISSION CHAIR AND COUNTY ADMINISTRATOR, ON BEHALF OF BROWARD COUNTY. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND DID (OID NOT) TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS 28th DAY OF April, A.D., 1993.

MY COMMISSION EXPIRES [Date]
NOTARY PUBLIC, STATE OF FLORIDA
[Signature]
PHYLIS HERTZBERG
OFFICIAL NOTARY SEAL
PHYLIS HERTZBERG
MY COM. EXP. 1/23/94

AREA TABULATION

PARCELS 1 THROUGH 23	7,191,926 SQ.FT.	165.1039 ACRES
PARCEL L-1 THROUGH L-4	1,196,486 SQ.FT.	27.4675 ACRES
R/W (INCL. PARCELS 24 AND 25)	625,651 SQ.FT.	14.3630 ACRES
TOTAL	9,014,063 SQ.FT.	206.9344 ACRES

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS, RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATE 4/30/93 KEITH AND SCHNARS, P.A.

BY: [Signature]
JUN P. WEBER
PROFESSIONAL LAND SURVEYOR #4323
STATE OF FLORIDA
(FOR THE FIRM)



SEALS

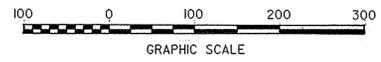
COUNTY COMMISSION (DEDICATION)	NOTARY	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	"ALPHA 250"	CHECKED BY	DATE
					PRELIMINARY CHECK		
					ENGINEERING DEPT.		
					FIELD BNDRY SURVEY		
					CALCULATIONS	LOSSING	8-92
					PRM'S SET		
					PLANNING DEPT.		
					FINAL CHECK		

07-15-94-09:37 AM
OR BOOK 22382 PG 135

“ALPHA 250”

A REPLAT OF A PORTION OF BROWARD COUNTY PLAT NO. 1 (P.B. 107, PG. 47, B.C.R.)
 AND A PORTION OF SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
 LYING IN SECTIONS 21 AND 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
 CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

PREPARED BY:
KEITH AND SCHNARS, P.A.
 ENGINEERS - PLANNERS - SURVEYORS
 6500 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FLORIDA 33309
 (305) 776-1616
 AUGUST 1992
 DWG. NO. 3058UPL2.DGN



SURVEY NOTES

1. \odot INDICATES SET PERMANENT REFERENCE MONUMENT.
2. SURVEY DATA IN FIELD BOOKS
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS SUPPLIED BY BROWARD COUNTY ENGINEERING DEPARTMENT (BM#537) (ELEVATION 11.75).
4. BEARINGS SHOWN HEREON ARE RELATIVE TO ASTRONOMIC NORTH (SUN SHOT OBSERVATION ALONG BLOUNT ROAD) (NORTH $01^{\circ} 25' 27''$ WEST ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28-48-42.
5. +++++ INDICATES NON-VEHICULAR ACCESS LINE.
6. P.O.C. INDICATES POINT OF COMMENCEMENT.
7. P.O.B. INDICATES POINT OF BEGINNING.

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- B.M. BENCH MARK
- Δ CENTRAL ANGLE
- \odot CENTERLINE
- D.B. DEED BOOK
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- K&S KEITH AND SCHNARS
- L.M.E. LAKE MAINTENANCE EASEMENT
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- R RADIUS
- RGE. RANGE
- R/W RIGHT-OF-WAY
- SEC. SECTION
- SQ. FT. SQUARE FEET
- TWP. TOWNSHIP
- TYP. TYPICAL
- U.E. UTILITY EASEMENT
- W/ WITH

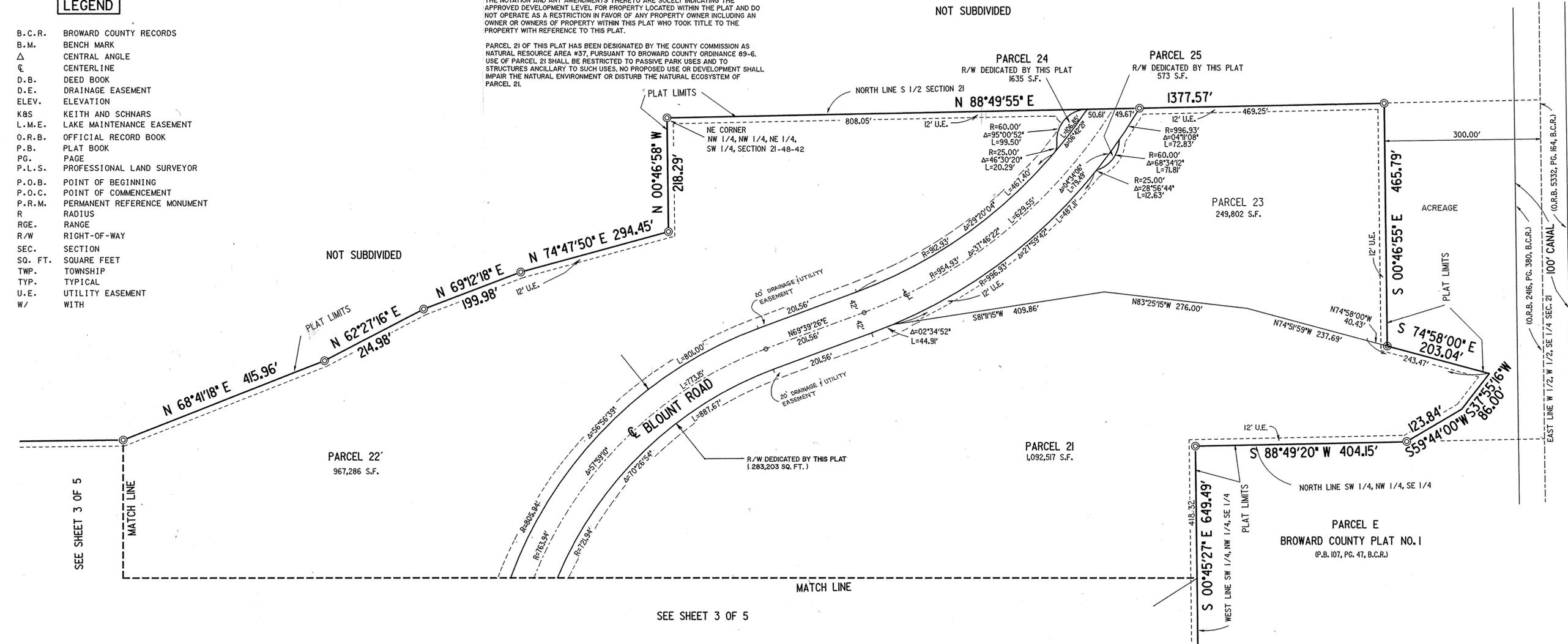
RESTRICTIONS

THIS PLAT IS RESTRICTED TO THE FOLLOWING USES: 2,000,000 SQUARE FEET OF INDUSTRIAL ON PARCELS 16, 18, 19, 22 & 23; 97,000 SQUARE FEET OF COMMERCIAL ON PARCEL 17; 40,000 SQUARE FEET OF COMMUNITY FACILITY ON PARCEL 20, AND A PASSIVE PARK ON PARCEL 21. COMMERCIAL / RETAIL USES ARE NOT PERMITTED (EXCEPT ON PARCEL 17) 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. I. I. 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 21 OF THIS PLAT HAS BEEN DESIGNATED BY THE COUNTY COMMISSION AS NATURAL RESOURCE AREA #37, PURSUANT TO BROWARD COUNTY ORDINANCE 89-6. USE OF PARCEL 21 SHALL BE RESTRICTED TO PASSIVE PARK USES AND TO STRUCTURES ANCILLARY TO SUCH USES. NO PROPOSED USE OR DEVELOPMENT SHALL IMPAIR THE NATURAL ENVIRONMENT OR DISTURB THE NATURAL ECOSYSTEM OF PARCEL 21.

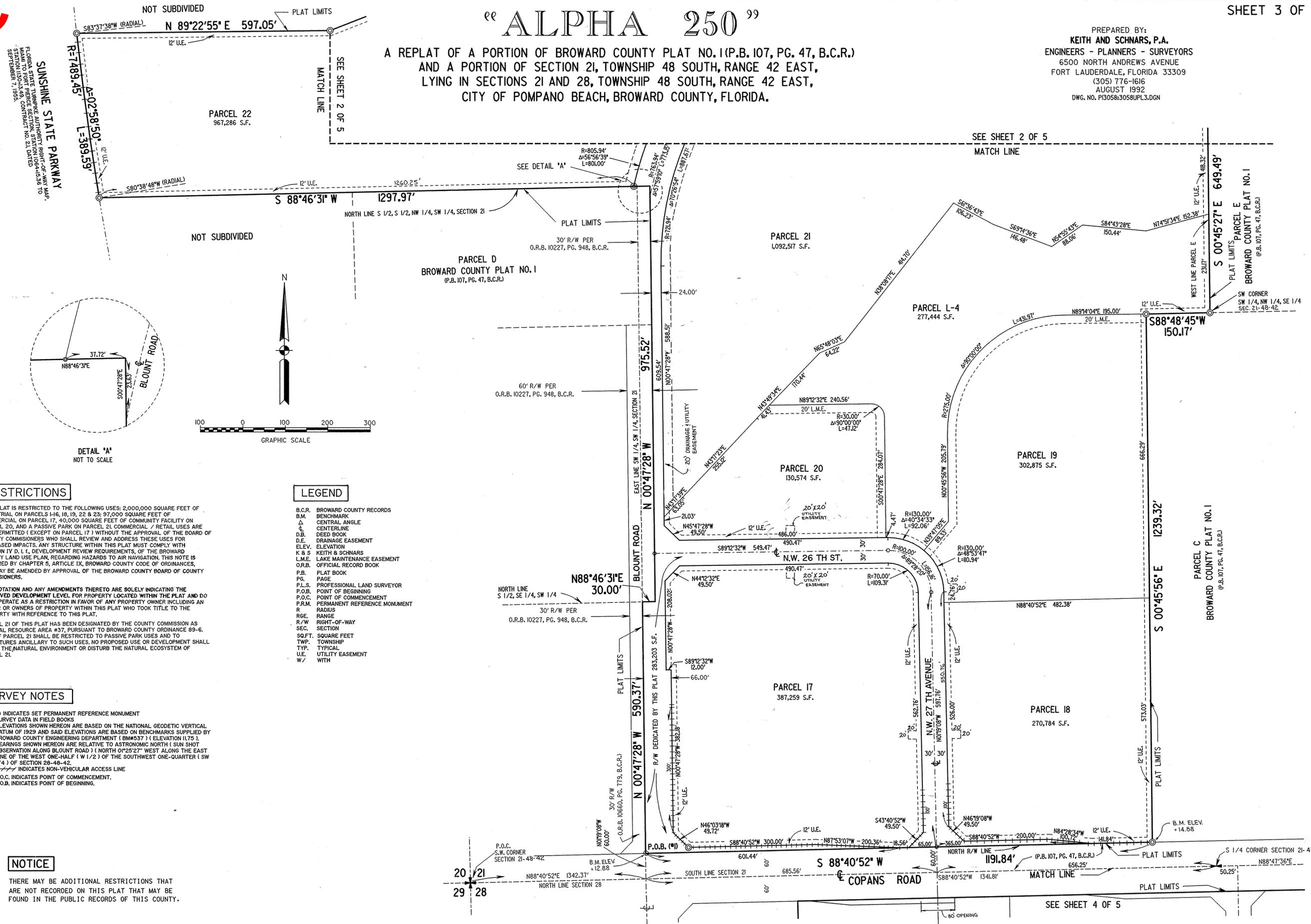
NOT SUBDIVIDED



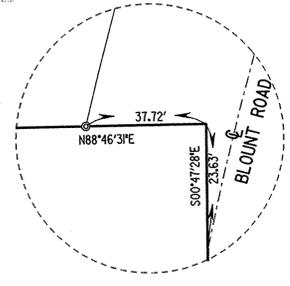
ALPHA 250

A REPLAT OF A PORTION OF BROWARD COUNTY PLAT NO. 1 (P.B. 107, PG. 47, B.C.R.) AND A PORTION OF SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING IN SECTIONS 21 AND 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

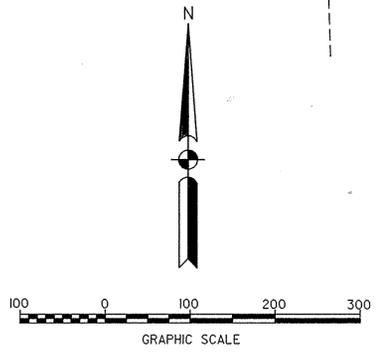
PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
AUGUST 1992
DWG. NO. P13058;3058UPL3.DGN



SUNSHINE STATE PARKWAY
FLORIDA STATE TURNPIKE AUTHORITY
RIGHT-OF-WAY MAP
MARIAN 130134343 CONTRACT NO. 21 DATED
SEPTEMBER 7, 1993.



DETAIL 'A'
NOT TO SCALE



RESTRICTIONS

THIS PLAT IS RESTRICTED TO THE FOLLOWING USES: 2,000,000 SQUARE FEET OF INDUSTRIAL ON PARCELS 1-16, 18, 19, 22 & 23; 97,000 SQUARE FEET OF COMMERCIAL ON PARCEL 17; 40,000 SQUARE FEET OF COMMUNITY FACILITY ON PARCEL 20, AND A PASSIVE PARK ON PARCEL 21. COMMERCIAL / RETAIL USES ARE NOT PERMITTED (EXCEPT ON PARCEL 17) 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. 1.1, 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 21 OF THIS PLAT HAS BEEN DESIGNATED BY THE COUNTY COMMISSION AS NATURAL RESOURCE AREA #37, PURSUANT TO BROWARD COUNTY ORDINANCE 89-6. USE OF PARCEL 21 SHALL BE RESTRICTED TO PASSIVE PARK USES AND TO STRUCTURES ANCILLARY TO SUCH USES. NO PROPOSED USE OR DEVELOPMENT SHALL IMPAIR THE NATURAL ENVIRONMENT OR DISTURB THE NATURAL ECOSYSTEM OF PARCEL 21.

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- B.M. BENCHMARK
- ▲ CENTRAL ANGLE
- △ CENTERLINE
- D.B. DEED BOOK
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- K & S KEITH & SCHNARS
- L.M.E. LAKE MAINTENANCE EASEMENT
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- R. RADIUS
- RGE. RANGE
- R/W RIGHT-OF-WAY
- SEC. SECTION
- SQ.FT. SQUARE FEET
- TWP. TOWNSHIP
- TYP. TYPICAL
- U.E. UTILITY EASEMENT
- W/ WITH

SURVEY NOTES

1. © INDICATES SET PERMANENT REFERENCE MONUMENT
2. SURVEY DATA IN FIELD BOOKS
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS SUPPLIED BY BROWARD COUNTY ENGINEERING DEPARTMENT (B.M.#537) (ELEVATION 11.75).
4. BEARINGS SHOWN HEREON ARE RELATIVE TO ASTRONOMIC NORTH (SUN SHOT OBSERVATION ALONG BLOUNT ROAD) (NORTH 0°25'27" WEST ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28-48-42.
5. // INDICATES NON-VEHICULAR ACCESS LINE
6. P.O.C. INDICATES POINT OF COMMENCEMENT.
7. P.O.B. INDICATES POINT OF BEGINNING.

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RESTRICTIONS

THIS PLAT IS RESTRICTED TO THE FOLLOWING USES: 2,000,000 SQUARE FEET OF INDUSTRIAL ON PARCELS 14, 18, 19, 22 & 23; 97,000 SQUARE FEET OF COMMERCIAL ON PARCEL 17; 40,000 SQUARE FEET OF COMMUNITY FACILITY ON PARCEL 20, AND A PASSIVE PARK ON PARCEL 21. COMMERCIAL / RETAIL USES ARE NOT PERMITTED EXCEPT ON PARCEL 17 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. I. 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.

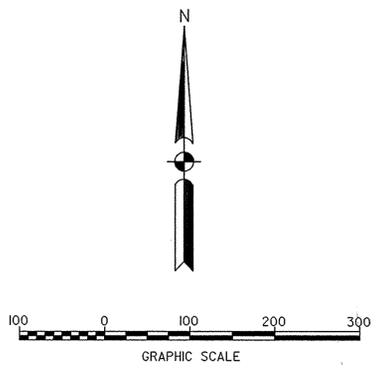
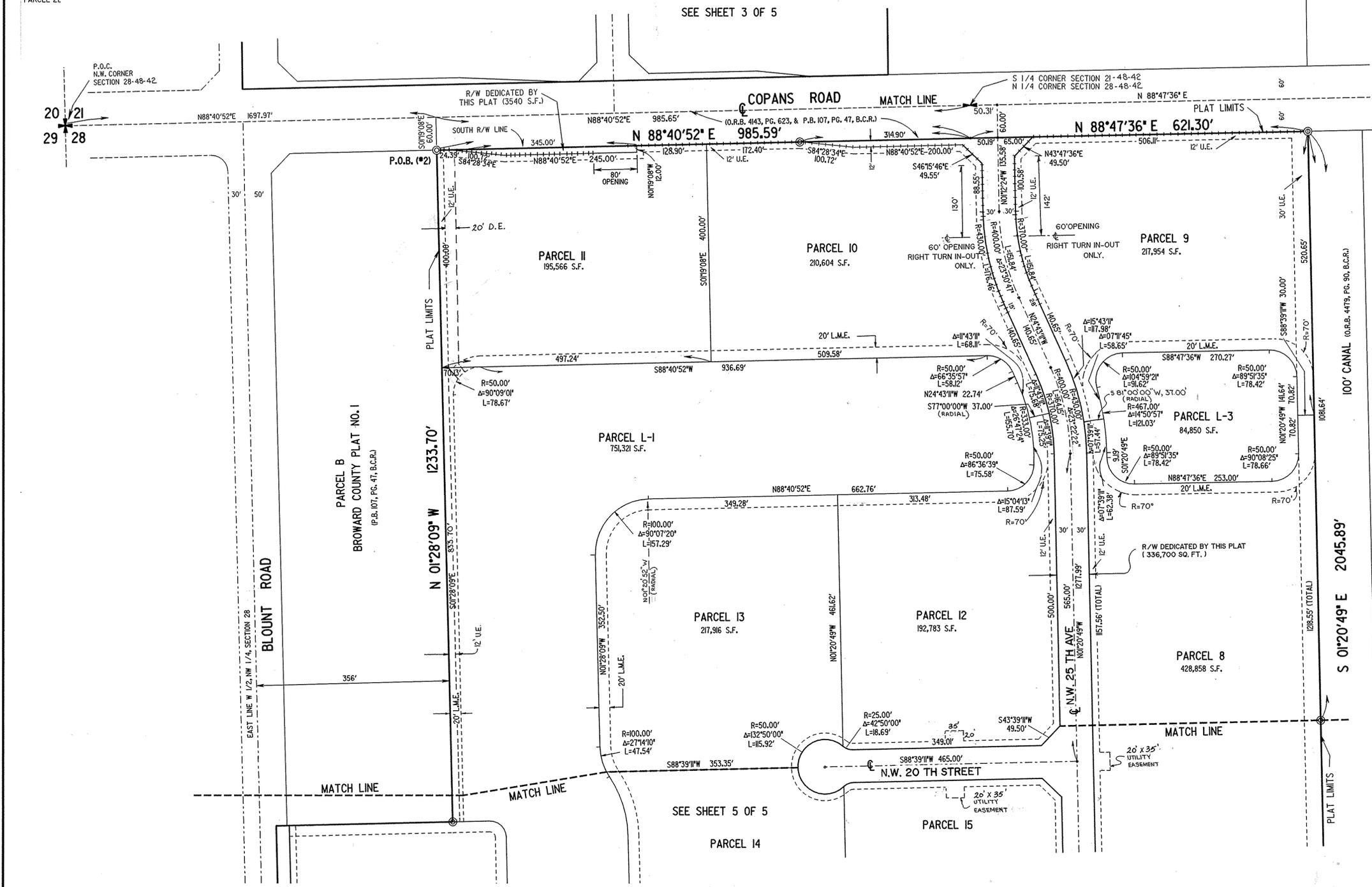
THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

PARCEL 21 OF THIS PLAT HAS BEEN DESIGNATED BY THE COUNTY COMMISSION AS NATURAL RESOURCE AREA #37, PURSUANT TO BROWARD COUNTY ORDINANCE 89-6. USE OF PARCEL 21 SHALL BE RESTRICTED TO PASSIVE PARK USES AND TO STRUCTURES ANCILLARY TO SUCH USES. NO PROPOSED USE OR DEVELOPMENT SHALL IMPAIR THE NATURAL ENVIRONMENT OR DISTURB THE NATURAL ECOSYSTEM OF PARCEL 21.

ALPHA 250

A REPLAT OF A PORTION OF BROWARD COUNTY PLAT NO. 1 (P.B. 107, PG. 47, B.C.R.) AND A PORTION OF SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING IN SECTIONS 21 AND 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
AUGUST 1992



SURVEY NOTES

- ⊙ INDICATES SET PERMANENT REFERENCE MONUMENT
- SURVEY DATA IN FIELD BOOKS
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS SUPPLIED BY BROWARD COUNTY ENGINEERING DEPARTMENT (BM#537) (ELEVATION 11.75).
- BEARINGS SHOWN HEREON ARE RELATIVE TO ASTRONOMICAL NORTH (SUN SHOT OBSERVATION ALONG BLOUNT ROAD) (NORTH 01°23'27" WEST ALONG THE EAST LINE OF THE WEST ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 28-48-42.
- INDICATES NON-VEHICULAR ACCESS LINE
- P.O.C. INDICATES POINT OF COMMENCEMENT.
- P.O.B. INDICATES POINT OF BEGINNING.

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- B.M. BENCHMARK
- ∠ CENTRAL ANGLE
- C.L. CENTERLINE
- D.B. DEED BOOK
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- K & S KEITH & SCHNARS
- L.M.E. LAKE MAINTENANCE EASEMENT
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- R. RADIUS
- RGE. RANGE
- R/W. RIGHT-OF-WAY
- SEC. SECTION
- SQ.FT. SQUARE FEET
- TWP. TOWNSHIP
- TYP. TYPICAL
- U.E. UTILITY EASEMENT
- W/ WITH

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RESTRICTIONS

THIS PLAT IS RESTRICTED TO THE FOLLOWING USES: 2,000,000 SQUARE FEET OF INDUSTRIAL ON PARCELS 14, 16, 18, 19, 22 & 23; 97,000 SQUARE FEET OF COMMERCIAL ON PARCEL 17; 40,000 SQUARE FEET OF COMMUNITY FACILITY ON PARCEL 20, AND A PASSIVE PARK ON PARCEL 21. COMMERCIAL / RETAIL USES ARE NOT PERMITTED (EXCEPT ON PARCEL 17) 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.1.1, 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 21 OF THIS PLAT HAS BEEN DESIGNATED BY THE COUNTY COMMISSION AS A NATURAL RESOURCE AREA #37, PURSUANT TO BROWARD COUNTY ORDINANCE 89-6. USE OF PARCEL 21 SHALL BE RESTRICTED TO PASSIVE PARK USES AND TO STRUCTURES ANCILLARY TO SUCH USES. NO PROPOSED USE OR DEVELOPMENT SHALL IMPAIR THE NATURAL ENVIRONMENT OR DISTURB THE NATURAL ECOSYSTEM OF PARCEL 21.

"ALPHA 250"

A REPLAT OF A PORTION OF BROWARD COUNTY PLAT NO. 1 (P.B. 107, PG. 47, B.C.R.) AND A PORTION OF SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING IN SECTIONS 21 AND 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

NOTICE

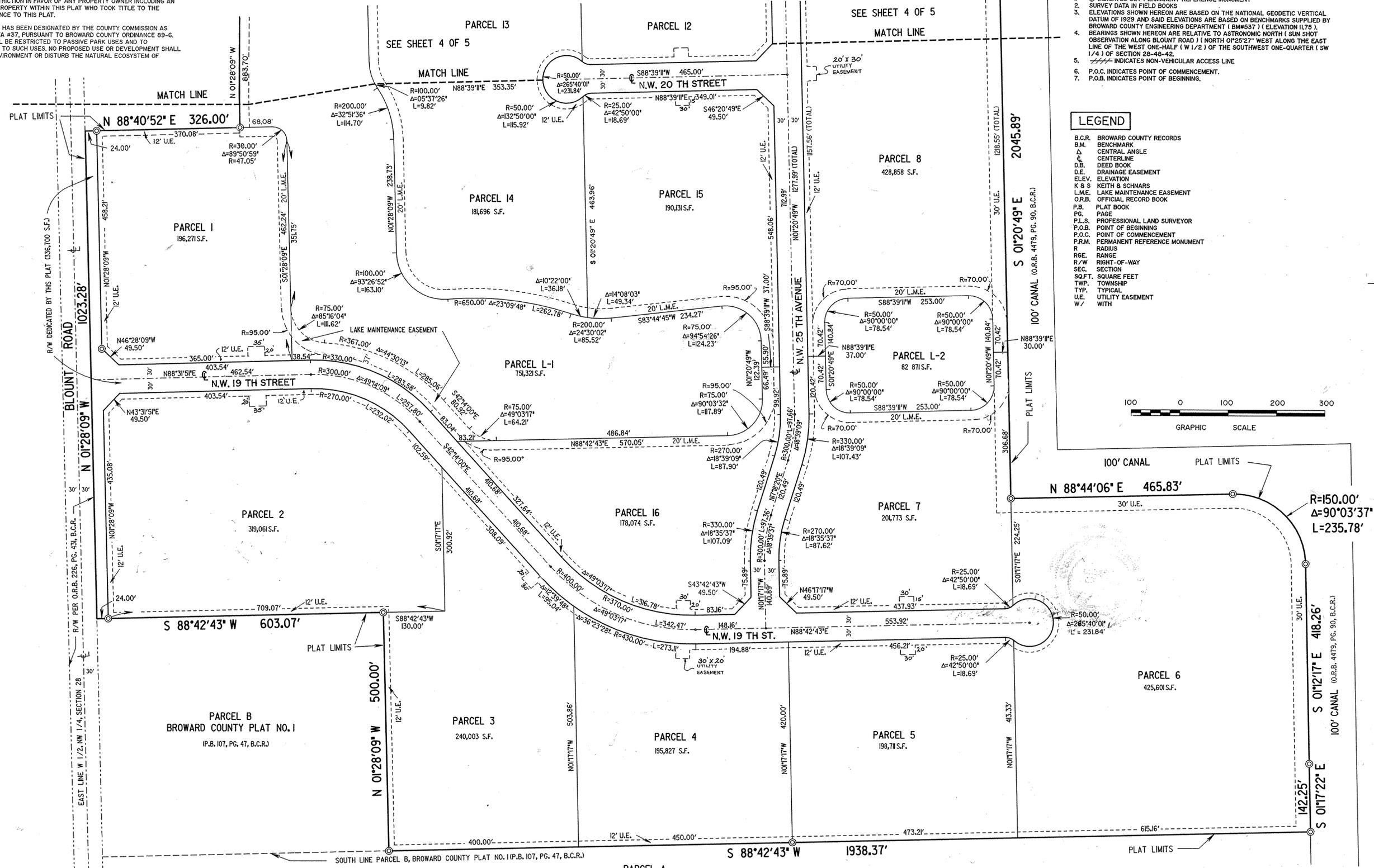
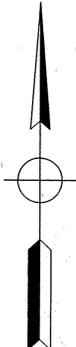
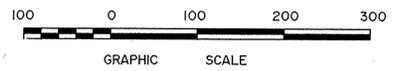
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEY NOTES

- ① INDICATES SET PERMANENT REFERENCE MONUMENT
2. SURVEY DATA IN FIELD BOOKS
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS SUPPLIED BY BROWARD COUNTY ENGINEERING DEPARTMENT (BM#537) (ELEVATION 11.79).
4. BEARINGS SHOWN HEREON ARE RELATIVE TO ASTRONOMIC NORTH (SUN SHOT OBSERVATION ALONG BLOUNT ROAD) (NORTH 0°25'27" WEST ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28-48-42.
5. --- INDICATES NON-VEHICULAR ACCESS LINE
6. P.O.C. INDICATES POINT OF COMMENCEMENT.
7. P.O.B. INDICATES POINT OF BEGINNING.

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- B.M. BENCHMARK
- ∠ CENTRAL ANGLE
- ⊙ CENTERLINE
- D.B. DEED BOOK
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- K & S KEITH & SCHNARS
- L.M.E. LAKE MAINTENANCE EASEMENT
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- R. RADIUS
- RGE. RANGE
- R/W RIGHT-OF-WAY
- SEC. SECTION
- SQ.FT. SQUARE FEET
- TWP. TOWNSHIP
- TYP. TYPICAL
- U.E. UTILITY EASEMENT
- W/ WITH



PZ22-12000042
02/01/2023