

"SEFL"

A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4
OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST
POMPANO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
JULY, 2019

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY NORTHWEST CORNER OF PARCEL "A", "LAMONT PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY; THENCE SOUTH 00°00'00" EAST ON THE EASTERLY WEST LINE OF SAID PARCEL "A" 460.00 FEET; THENCE ON THE MOST WESTERLY NORTH BOUNDARY OF SAID PARCEL "A", THE FOLLOWING 5 COURSES AND DISTANCES; 1) NORTH 90°00'00" WEST 545.66 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY, TO WHICH A RADIAL LINE BEARS SOUTH 24°08'59" WEST; 2) NORTHWESTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 283.62 FEET, A CENTRAL ANGLE OF 37°25'18", FOR AN ARC DISTANCE OF 185.24 FEET TO A POINT OF TANGENCY; 3) NORTH 28°25'44" WEST 64.00 FEET; 4) NORTH 25°36'51" WEST 75.51 FEET; 5) NORTH 06°05'16" WEST 84.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD (FORMERLY KNOWN AS THE SEABOARD COASTLINE RAILROAD) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86070-2543, SHEET 55 OF 71, DATED MARCH 23, 1989; THENCE NORTH 09°07'00" EAST ON SAID EASTERLY RIGHT-OF-WAY LINE 129.02 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 3, SAID LINE ALSO BEING THE WESTERLY EXTENSION OF THE MOST NORTHERLY LINE OF SAID PARCEL "A", "LAMONT PLAT"; THENCE NORTH 90°00'00" EAST ON SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 3 AND ON SAID WESTERLY EXTENSION OF THE NORTH LINE OF PARCEL "A" 730.72 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 323,571 SQUARE FEET (7.4282 ACRES), MORE OR LESS.

DEDICATION:

STATE OF South Carolina S.S.
COUNTY OF Lexington

KNOW ALL MEN BY THESE PRESENTS: THAT SOUTHEASTERN FREIGHT LINES, INC., A SOUTH CAROLINA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND THE CITY OF POMPANO BEACH, A FLORIDA MUNICIPAL CORPORATION, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "SEFL".

IN WITNESS WHEREOF: SOUTHEASTERN FREIGHT LINES, INC., A SOUTH CAROLINA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND IN ITS CORPORATE NAME BY Ryan Smigiel, ITS Director of Real Estate, IN THE PRESENCE OF THESE TWO WITNESSES AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 4th DAY OF November, A.D. 2019.

WITNESSES:

BY: Melissa Halbey BY: Ryan Smigiel
PRINT NAME: Melissa Halbey PRINT NAME: Ryan Smigiel
BY: Matt Carter TITLE: Director of Real Estate
PRINT NAME: Matt Carter

ACKNOWLEDGMENT:

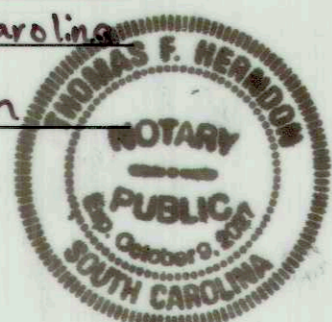
STATE OF South Carolina S.S.
COUNTY OF Lexington

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, Ryan Smigiel, Director of Real Estate, OF SOUTHEASTERN FREIGHT LINES, INC., A SOUTH CAROLINA CORPORATION, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 4th DAY OF November, A.D. 2019.

COMMISSION # N/A Thomas F. Herndon

MY COMMISSION EXPIRES: October 9, 2027 NOTARY PUBLIC, STATE OF South Carolina
PRINT NAME: Thomas F. Herndon

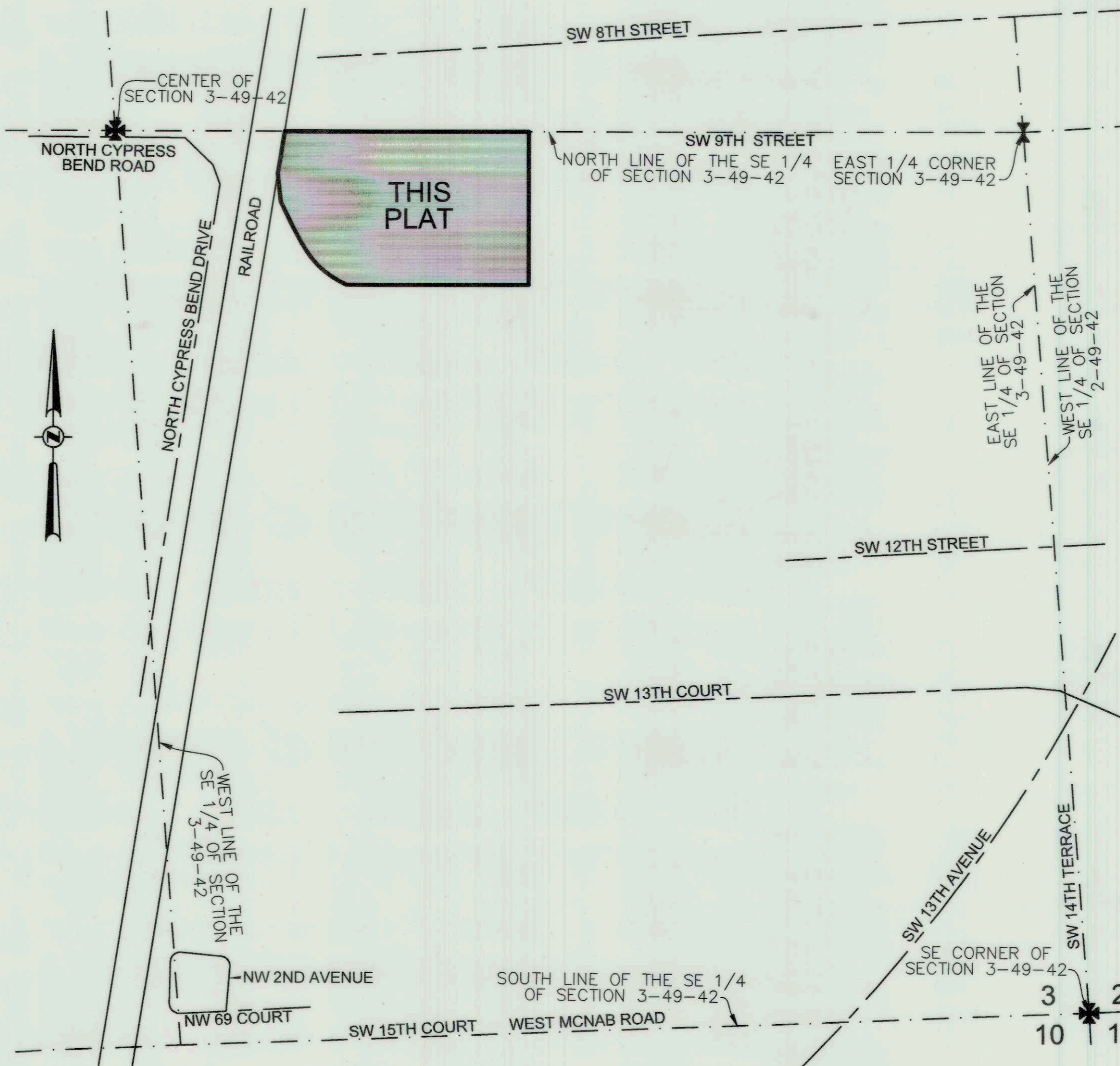


SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS _____ DAY OF _____, A.D. 20____, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177.

Beth Burns NOVEMBER 8, 2019
DATE

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
CERTIFICATE OF AUTHORIZATION NUMBER LB3870



LOCATION MAP
THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST
NOT TO SCALE

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS _____ DAY OF _____, A.D. 20____

BY: _____ DATE: _____
FRED STACER, CHAIRPERSON

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. _____, ADOPTED BY SAID CITY COMMISSION THIS DAY OF _____, A.D. 20____

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: 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 _____ DAY OF _____, A.D. 20____

BY: _____ BY: _____
ASCELETA HAMMOND REX HARDIN
CITY CLERK CITY MAYOR

CITY ENGINEERING DEPARTMENT:
THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 20____

BY: _____ DATE: _____
JOHN SFIROPOULOS, P.E.
CITY ENGINEER

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 20____

BY: _____
DIRECTOR/DESIGNEE

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 _____ DAY OF _____, A.D. 20____

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS DAY OF _____, A.D. 20____

BY: _____
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 _____, A.D. 20____

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE: _____
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS4030

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

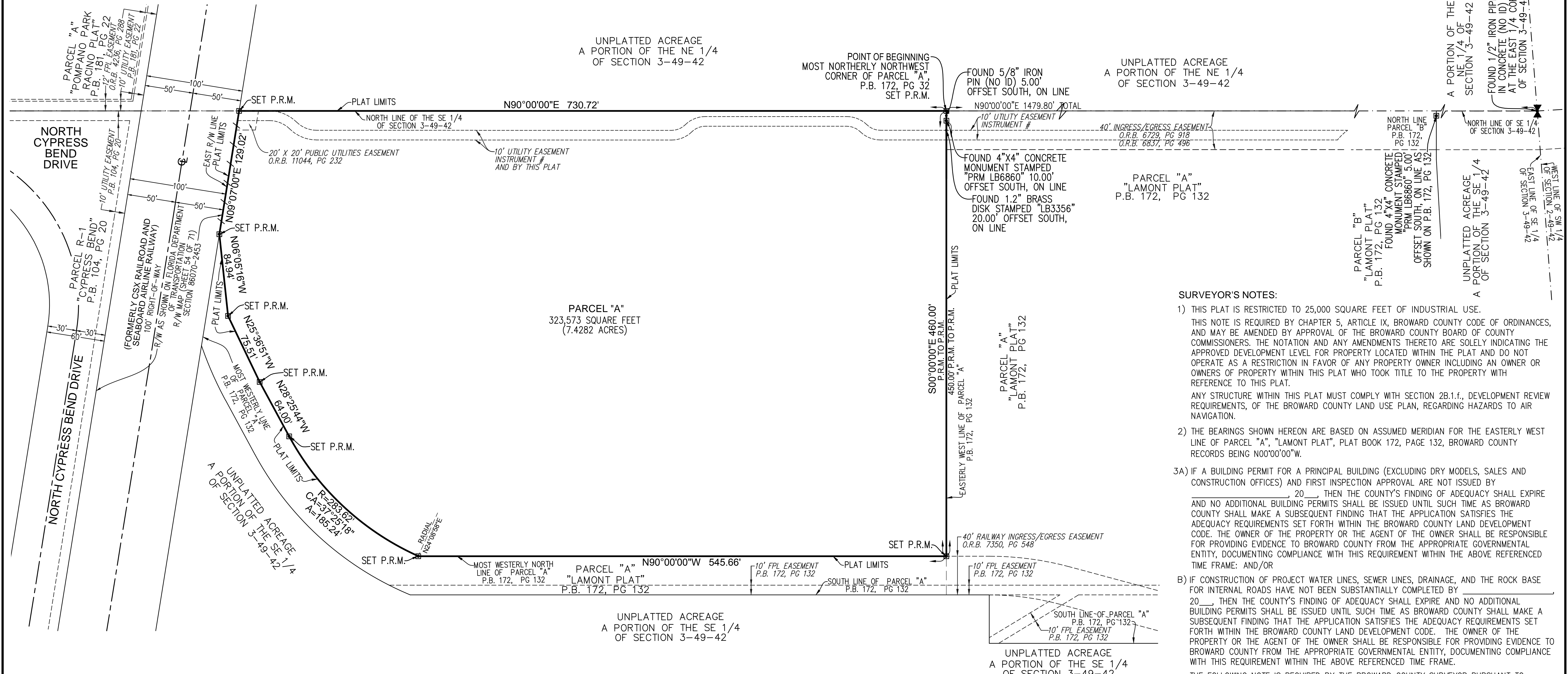
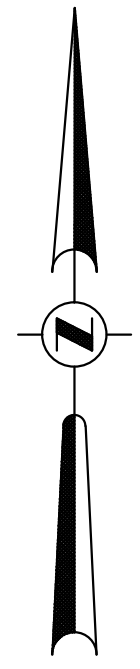
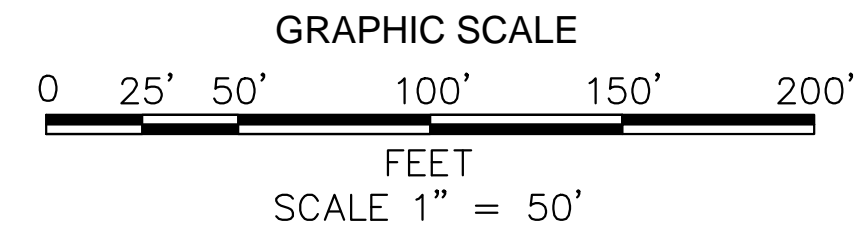
SOUTHEASTERN FREIGHT LINES, INC., A SOUTH CAROLINA CORPORATION	PLATTING SURVEYOR	CITY OF POMPANO BEACH	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER

"SEFL"

A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4
OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST
POMPANO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY
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SURVEYOR'S NOTES:

- 1) THIS PLAT IS RESTRICTED TO 25,000 SQUARE FEET OF INDUSTRIAL USE.
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 2B.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- 2) THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED MERIDIAN FOR THE EASTERLY WEST LINE OF PARCEL "A", "LAMONT PLAT", PLAT BOOK 172, PAGE 132, BROWARD COUNTY RECORDS BEING 00°00'00"W.
- 3A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 20____, 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
- B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 20____, 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.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO
- 4) 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.
- 5) THE FOLLOWING NOTE IS REQUIRED BY THE CITY OF POMPANO BEACH, "ALL FACILITIES FOR THE DISTRIBUTION OF UTILITIES OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND."
- 6) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

LEGEND:

- P.R.M. □ DENOTES: PERMANENT REFERENCE MONUMENT (SET 4"x4"x24" CONCRETE MONUMENT WITH 1.3" BRASS DISK STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED)
- N/D P.R.M. ● DENOTES: PERMANENT REFERENCE MONUMENT (SET MAG NAIL WITH 1.3" BRASS WASHER STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)
- O.R.B. DENOTES: OFFICIAL RECORD BOOK
- ✱ DENOTES: SECTION CORNER
- ⊕ DENOTES: SECTION CORNER
- ⊙ DENOTES: CENTERLINE
- R/W DENOTES: RIGHT-OF-WAY
- PG DENOTES: PAGE
- P.B. DENOTES: PLAT BOOK
- 3-49-42 DENOTES: SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST
- / - DENOTES: NON-VEHICULAR ACCESS LINE

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 THE CITY AND THIS COUNTY.