

"ELWIRA"

A SUBDIVISION OF THE SOUTH 100 FEET OF THE EAST 250 FEET OF THE WEST
283 FEET OF THE NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4,
OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42, EAST,
CITY OF 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, 2020

PLAT BOOK _____ PAGE _____
SHEET 1 OF 3 SHEETS

LEGAL DESCRIPTION:

SOUTH 100 FEET OF THE EAST 250 FEET OF THE WEST 283 FEET OF THE NORTH 1/2 OF THE
NW 1/4 OF THE SW 1/4 OF THE SW 1/4, OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42,
EAST.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY,
FLORIDA, CONTAINING 34,445 SQUARE FEET (0.7907 ACRES), MORE OR LESS.

DEDICATION:

STATE OF FLORIDA _____ S.S.
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: THAT FLOORING WORLD J&K LLC, A FLORIDA LIMITED
LIABILITY COMPANY, THE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS
CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE
KNOWN AS "ELWIRA".

THE ADDITIONAL RIGHT-OF-WAY PARCEL ADJACENT TO POWERLINE ROAD (STATE ROAD NO.
845) IS DEDICATED AND GRANTED IN FEE SIMPLE TO THE FLORIDA DEPARTMENT OF
TRANSPORTATION (F.D.O.T.) FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY
PURPOSES.

IN WITNESS WHEREOF: FLOORING WORLD J&K LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS
CAUSED THESE PRESENTS TO BE SIGNED IN ITS COMPANY NAME BY _____
ITS _____, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF
_____, A.D. 202__.

WITNESS: _____
PRINT NAME: _____
WITNESS: _____
PRINT NAME: _____
FLOORING WORLD J&K LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: _____
PRINT NAME: _____
TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA _____ S.S.
COUNTY OF _____

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY
AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____
OF FLOORING WORLD J&K LLC, A FLORIDA LIMITED LIABILITY COMPANY,
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 _____ DAY OF _____, A.D. 202__.

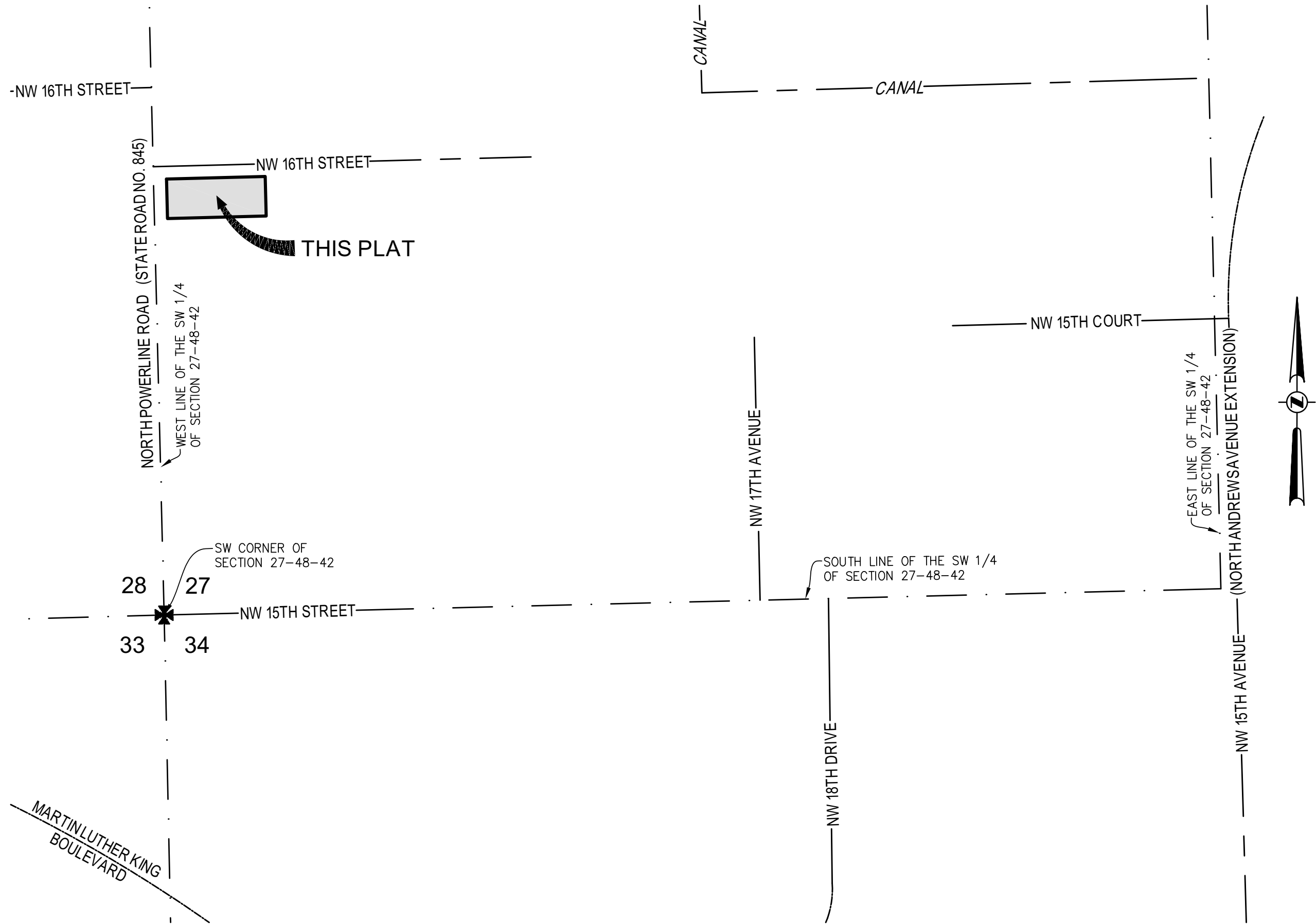
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: _____
COMMISSION #: _____
MY COMMISSION EXPIRES: _____

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 SHOWN HEREON COMPLIES WITH
ALL OF THE APPLICABLE SURVEY 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 (P.R.M.'S) HAVE BEEN SET
IN ACCORDANCE WITH SAID CHAPTER 177.

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

DATE



LOCATION MAP
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. 202__.

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. 202__.

ALL APPLICABLE 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.

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. 202__.

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

CITY ENGINEERING DEPARTMENT:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY
OF _____, A.D. 202__.

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. 202__.

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. 202__.

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. 202__.

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. 202__.

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: _____
ALEJANDRO S. PEREZ
ACTING COUNTY ENGINEER
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 33217

PLATTING SURVEYOR	CITY OF POMPANO BEACH	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER

DRC
PL 21-1400007
MP-20

5/5/2021

"ELWIRA"

A SUBDIVISION OF THE SOUTH 100 FEET OF THE EAST 250 FEET OF THE WEST
283 FEET OF THE NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4,
OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42, EAST,
CITY OF 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, 2020

PLAT BOOK _____ PAGE _____
SHEET 2 OF 3 SHEETS

MORTGAGEE CONSENT:

STATE OF _____ S.S.
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: THAT WELLS FARGO BANK, NATIONAL ASSOCIATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE FILED IN INSTRUMENT NO. 113549304, SUBORDINATION AGREEMENT-LEASE IN INSTRUMENT NO. 113549305, MORTGAGE IN INSTRUMENT NO. 113549306, MORTGAGE IN INSTRUMENT NO. 113550129, NOTICE OF FUTURE ADVANCE LIMITATION IN INSTRUMENT NO. 113641770, AND ASSIGNMENT OF MORTGAGE, CONDITIONAL ASSIGNMENT OF LEASE BY LESSOR AND COLLATERAL ASSIGNMENT OF LESSEE'S INTEREST IN LEASE FILED IN INSTRUMENT NO. 113642067, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "ELWIRA", AND TO THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: THE UNDERSIGNED HAS HEREUNTO SET THEIR HIS/HER HAND AND THE CORPORATE SEAL AFFIXED THERETO IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____, A.D. 202__.

WITNESSES: _____ WELLS FARGO BANK,
NATIONAL ASSOCIATION
BY: _____
PRINT NAME: _____ BY: _____
BY: _____ PRINT NAME: _____
PRINT NAME: _____ TITLE: _____

ACKNOWLEDGMENT OF MORTGAGEE:

STATE OF _____ S.S.
COUNTY OF _____

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ OF WELLS FARGO BANK, NATIONAL ASSOCIATION, TO ME WELL KNOWN TO BE THE THE PERSON DESCRIBED AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND WHOSE SIGNATURE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 202__.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 202__.

NOTARY PUBLIC, STATE OF _____
PRINT NAME: _____
COMMISSION #: _____
MY COMMISSION EXPIRES: _____

MORTGAGEE CONSENT:

STATE OF _____ S.S.
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: THAT FIRST FLORIDA CAPITAL FINANCE CORPORATION, THE OWNER AND HOLDER OF THAT CERTAIN THIRD PARTY LENDER AGREEMENT FILED IN INSTRUMENT NO. 113568236, AND ASSIGNMENT OF MORTGAGE, CONDITIONAL ASSIGNMENT OF LEASE BY LESSOR AND COLLATERAL ASSIGNMENT OF LESSEE'S INTEREST IN LEASE FILED IN INSTRUMENT NO. 113642067, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "ELWIRA", AND TO THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: THE UNDERSIGNED HAS HEREUNTO SET THEIR HIS/HER HAND AND THE CORPORATE SEAL AFFIXED THERETO IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____, A.D. 202__.

WITNESSES: _____ FIRST FLORIDA CAPITAL FINANCE CORPORATION
A FLORIDA CORPORATION

BY: _____
PRINT NAME: _____ BY: _____
BY: _____ PRINT NAME: _____
PRINT NAME: _____ TITLE: _____

ACKNOWLEDGMENT OF MORTGAGEE:

STATE OF _____ S.S.
COUNTY OF _____

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ OF FIRST FLORIDA CAPITAL FINANCE CORPORATION, TO ME WELL KNOWN TO BE THE THE PERSON DESCRIBED AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND WHOSE SIGNATURE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 202__.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 202__.

NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: _____
COMMISSION #: _____
MY COMMISSION EXPIRES: _____

WELLS FARGO BANK, NATIONAL ASSOCIATION	FIRST FLORIDA CAPITAL FINANCE CORPORATION, A FLORIDA CORPORATION
--	--

DRC

PL 21-1400007 MP-20

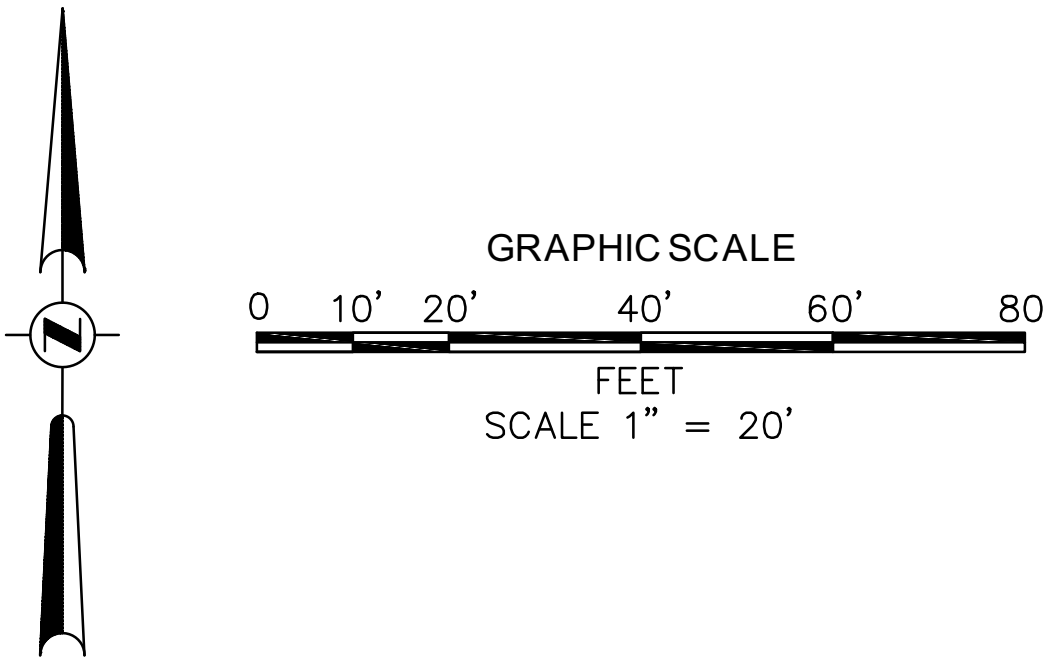
5/5/2021

"ELWIRA"

A SUBDIVISION OF THE SOUTH 100 FEET OF THE EAST 250 FEET OF THE WEST
283 FEET OF THE NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4,
OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42, EAST,
CITY OF 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, 2020



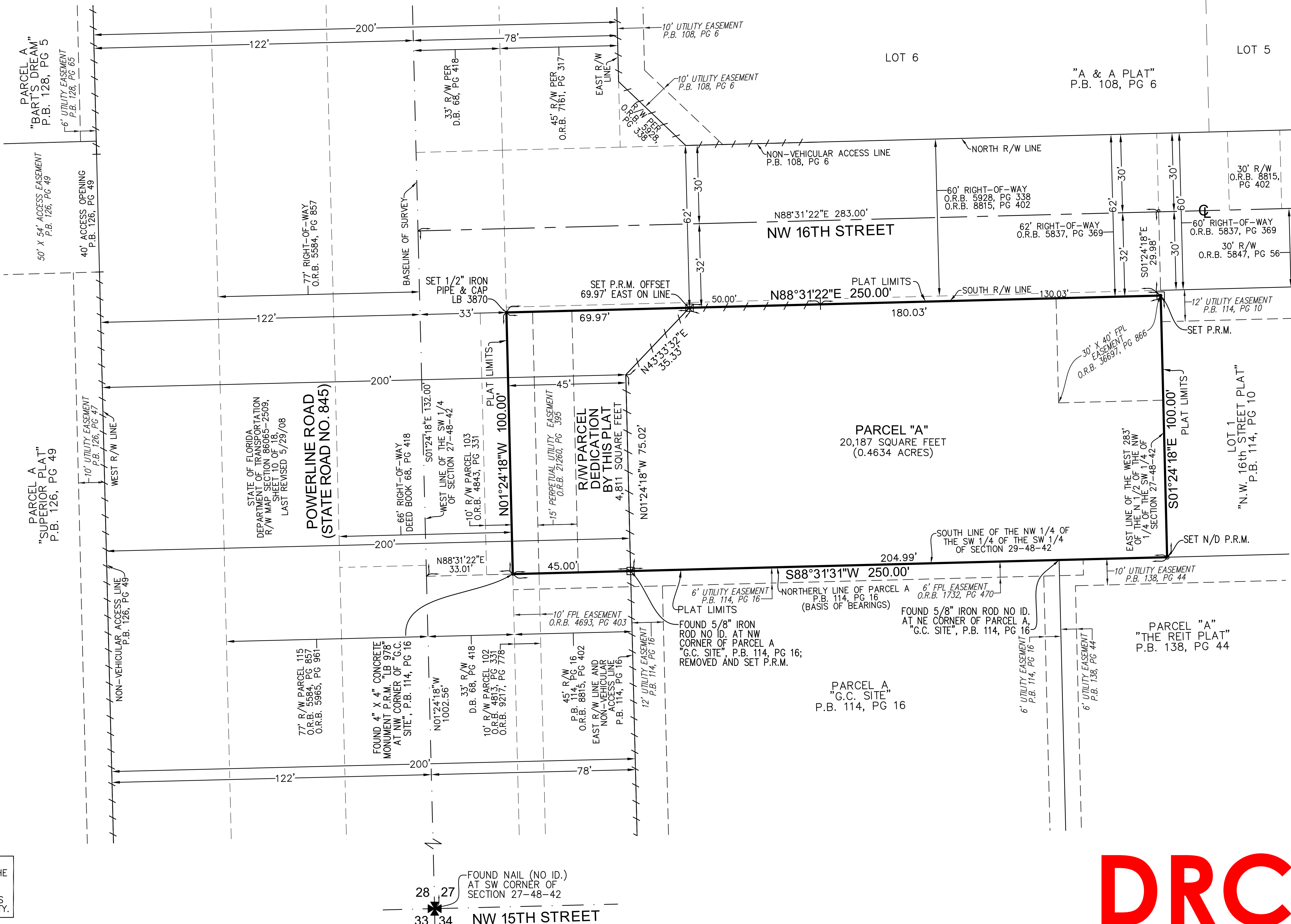
LEGEND:

- P.R.M. [Symbol] DENOTES: PERMANENT REFERENCE MONUMENT (SET 4" X 4" X 24" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "PRM LB3870")
- N/D P.R.M. [Symbol] DENOTES: PERMANENT REFERENCE MONUMENT (SET MAG NAIL WITH 1.3" BRASS DISC STAMPED "P.R.M. 3870")
- FPL DENOTES: FLORIDA POWER & LIGHT COMPANY
- O.R.B. DENOTES: OFFICIAL RECORD BOOK
- DENOTES: NON-VEHICULAR ACCESS LINE
- ✦ DENOTES: SECTION CORNER
- ⊕ DENOTES: CENTERLINE
- R/W DENOTES: RIGHT-OF-WAY
- PG DENOTES: PAGE
- P.B. DENOTES: PLAT BOOK
- O.R.B. DENOTES: OFFICIAL RECORDS BOOK
- LB DENOTES: LICENSED BUSINESS
- D.B. DENOTES: DEED BOOK

SURVEYOR'S NOTES:

- 1) THIS PLAT IS RESTRICTED TO 11,000 SQUARE FEET OF INDUSTRIAL USE.
- 2) 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.
- 3) 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.
- 4) THE BEARINGS SHOWN HEREON BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE EAST LINE OF PARCEL A, "G.C. SITE", PLAT BOOK 114, PAGE 16 BEING N01°24'18"W.
- 5A) 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 JUNE 11, 2024, 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.
- 6) 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, 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) 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.
- 8) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF 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 THE CITY AND THIS COUNTY.



DRC
PLAT BOOK 14000007
5/5/2021