

ATLANTIC INDUSTRIAL PARK

A REPLAT OF PORTION OF LOTS 1-3, BLOCK 8, SEABOARD HIGHLANDS ADDITION (P.B. 19, PG. 13, B.C.R.) AND A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, ALL IN SECTION 34, 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

INSTR # 118976865, Plats 183/630

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Recorded 07/13/2023 at 11:35 AM

LEGAL DESCRIPTION:

THAT PART OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND A PORTION OF LOTS 1, 2 AND 3, BLOCK 8, OF "SEABOARD HIGHLANDS ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 8, "SEABOARD HIGHLANDS ADDITION"; THENCE NORTH 01°23'35" WEST ALONG THE WEST LINE OF SAID EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34 FOR 500.02 FEET TO THE NORTHWEST CORNER OF SAID EAST ONE-HALF; THENCE NORTH 89°01'55" EAST ALONG THE NORTH LINE OF SAID EAST ONE-HALF 189.40 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD RIGHT-OF-WAY (FORMERLY SEABOARD COAST LINE RAILROAD); THENCE SOUTH 10°46'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 541.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD; THENCE SOUTH 88°54'29" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 219.02 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3, BLOCK 8; THENCE NORTH 01°22'07" WEST 30.27 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 88°53'38" EAST ALONG THE NORTH LINE OF SAID LOTS 1 THROUGH 3 FOR 143.81 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 1.710 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT ATLANTIC INDUSTRIAL PROPERTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "ATLANTIC INDUSTRIAL PARK", A REPLAT.

- PARCEL RW1 AS SHOWN HEREON IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.
- PARCEL RW2 AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: SAID ATLANTIC INDUSTRIAL PROPERTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY CARLOS EDUARDO, ITS MANAGER, IN THE PRESENCE OF THESE TWO WITNESSES, THIS 7 DAY OF JULY, 2022.

WITNESS: [Signature]
PRINT NAME: Elizabeth Tsouroukdisian

ATLANTIC INDUSTRIAL PROPERTY LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: CARLOS EDUARDO
TITLE: MANAGER

WITNESS: [Signature]
PRINT NAME: MARK ANTONIO

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF Broward } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 7th DAY OF JULY, 2022, BY CARLOS EDUARDO, AS MANAGER OF ATLANTIC INDUSTRIAL PROPERTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 7 DAY OF JULY, 2022.

MY COMMISSION EXPIRES: 1/26/23
COMMISSION NUMBER: GG264028

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Abby Ellen Stone

MORTGAGEE CONSENT:

KNOW ALL MEN BY THESE PRESENTS: THAT MOLLER FAMILY TRUST, DATED 12/4/97 AS AMENDED, POUL E. MOLLER AND NANCY A. MOLLER AS TRUSTEES, ISAOA ATIMA, THE OWNER AND HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREON, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: MOLLER FAMILY TRUST, DATED 12/4/97 AS AMENDED, POUL E. MOLLER AND NANCY A. MOLLER AS TRUSTEES, ISAOA ATIMA, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY Daniel Moller, TRUSTEE, IN THE PRESENCE OF THESE TWO WITNESSES THIS 7th DAY OF JULY, 2022.

WITNESS: [Signature]
PRINT NAME: CARLOS EDUARDO

MOLLER FAMILY TRUST, DATED 12/4/97 AS AMENDED,
POUL E. MOLLER AND NANCY A. MOLLER AS TRUSTEES,
ISAOA ATIMA

WITNESS: [Signature]
PRINT NAME: MARK ANTONIO

BY: [Signature]
NAME: DANIEL MOLLER
TRUSTEE

ACKNOWLEDGMENT:

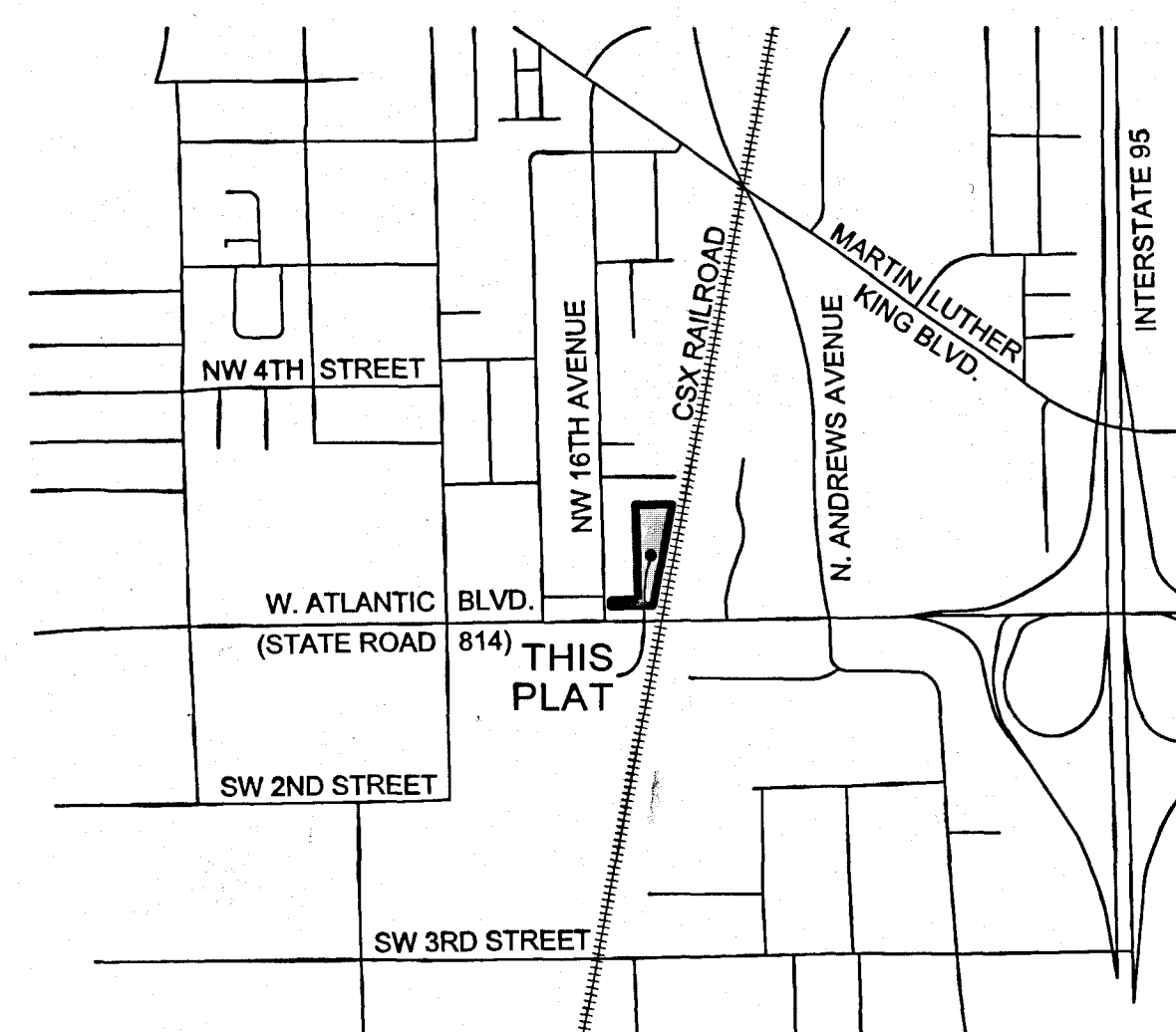
STATE OF FLORIDA
COUNTY OF Broward } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 7th DAY OF JULY, 2022, BY Daniel Moller, TRUSTEE OF MOLLER FAMILY TRUST, DATED 12/4/97 AS AMENDED, POUL E. MOLLER AND NANCY A. MOLLER AS TRUSTEES, ISAOA ATIMA, WHO IS ☒ PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 7th DAY OF JULY, 2022.

MY COMMISSION EXPIRES: 1/26/23
COMMISSION NUMBER: GG264028

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Abby Ellen Stone



LOCATION MAP
NOT TO SCALE

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. 2022-199 ADOPTED BY THE SAID CITY COMMISSION THIS 26 DAY OF JULY, 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: [Signature]
ACELETA HAMMOND
CITY CLERK

APPROVED: [Signature]
REX HARDIN
MAYOR

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 7th DAY OF August, 2022.

BY: [Signature] 9/3/22
FRED STACER
CHAIRPERSON

POMPANO BEACH CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF August, 2022.

BY: [Signature]
JOHN STROPOLOS, P.E.
CITY ENGINEER

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: [Signature] 5/30/23
DIRECTOR/DESIGNEE

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 RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 20th DAY OF JULY, 2022.

BY: [Signature]
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 7th DAY OF JULY, 2023.

BY: [Signature]
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 6 DAY OF DECEMBER, 2022.

BY: [Signature]
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, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: [Signature] 05/24/2023
ROBERTO CHAVEZ
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS7280

BY: [Signature] 6/5/2023
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40263

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 COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

BY: [Signature] 7.6.22
DONNA C. WEST
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

DRC

PLAT NO.: 009-MP-22

PZ24-12000426

04.02.2025