

# WILFERZ

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

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOR HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777  
FAX NO 954-572-1778

**LEGAL DESCRIPTION**

THE EAST 140.00 FEET (AS MEASURED ALONG THE SOUTH LINE) OF THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING SOUTH OF A LINE BEING 20.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF THE C-14 CANAL, SAID LINE BEING THE SOUTH LINE OF A 20 FEET RIGHT-OF-WAY EASEMENT AND LYING WEST OF A LINE THAT IS 50.00 FEET EAST OF (AS MEASURED ALONG THE SOUTH LINE) AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 3, LEIS THE SOUTH 50.00 FEET THEREOF AND LESS THE SOUTH 3 FEET AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 5675, PAGE 235.

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 3, THENCE NORTH 89°21'17" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 3 FOR 87.75 FEET; THENCE NORTH 89°21'17" WEST ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 3 FOR 140.00 FEET TO A POINT ON A LINE 50 FEET NORTH OF AND PARALLEL WITH SAID WEST LINE MEASURED AT RIGHT ANGLES TO SAID SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 3 AND THE POINT OF BEGINNING; THENCE NORTH 89°21'17" WEST ALONG A LINE PARALLEL WITH SAID WEST LINE 20.00 FEET TO A POINT ON A LINE 20.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF THE C-14 CANAL, SAID LINE BEING THE SOUTH LINE OF A 20 FEET RIGHT-OF-WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 444, PAGE 203 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89°21'17" EAST ALONG SAID SOUTH LINE 140.00 FEET; THENCE SOUTH 89°21'17" WEST ALONG A LINE PARALLEL WITH SAID WEST LINE 50.00 FEET TO A POINT ON SAID LINE 50 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 3; THENCE SOUTH 89°21'17" WEST ALONG SAID LINE 140.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 1.328 ACRES, MORE OR LESS.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT CELU DEVELOPMENTS, 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 "WILFERZ".

IN WITNESS WHEREOF, SAID CELU DEVELOPMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND IN ITS BEHALF BY \_\_\_\_\_, IN THE PRESENCE OF THESE TWO WITNESSES, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

WITNESS \_\_\_\_\_  
PRINT NAME: Nicole Zuniga CELU DEVELOPMENTS, LLC  
BY: John Wilferz A FLORIDA LIMITED LIABILITY COMPANY  
WITNESS \_\_\_\_\_  
PRINT NAME: Taylor Swalley

**ACKNOWLEDGMENT**

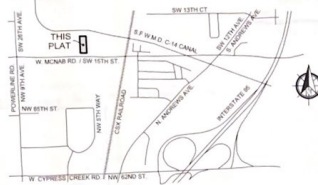
STATE OF FLORIDA }  
COUNTY OF \_\_\_\_\_ }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (1) PHYSICAL PRESENCE OR (2) ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY \_\_\_\_\_, MANAGER OF CELU DEVELOPMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OF WHOM OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR (3) HAS PROVIDED \_\_\_\_\_ AS IDENTIFICATION.  
WITNESSED MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
MY COMMISSION EXPIRES: 06-12-2026  
COMMISSION NUMBER: HR275050  
NOTARY PUBLIC STATE OF FLORIDA  
PRINT NAME: AGOSTINA HANDECH



**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 61-72, 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: 5.10.22  
PROFESSIONAL SURVEYOR AND MAPPER NO. 134390  
STATE OF FLORIDA  
PULICE LAND SURVEYORS, INC.  
5381 NOR HILL ROAD  
SUNRISE, FL 33351  
CERTIFICATE OF AUTHORIZATION NO. 183870



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. \_\_\_\_\_, ADOPTED BY THE SAID CITY COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CONCURRENCE/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF RECORDING POINT OF BEGINNING.

ATTEST: EVVIN ALFRED APPROVED: REY JAMES  
CITY CLERK 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: TRED STACOR DATE: \_\_\_\_\_  
CHAIRPERSON

**POMPANO BEACH CITY ENGINEER**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: JOHN SPINOLLO, P.E.  
CITY ENGINEER

**BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT**

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

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
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 STATUTES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
EXECUTIVE DIRECTOR OF RECORDS

**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 \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
MAYOR, COUNTY COMMISSION

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMANCE WITH CHAPTER 177, FLORIDA STATUTES AND ACCEPTED FOR RECORD.

BY: ROBERTO CHAVEZ DATE: \_\_\_\_\_  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. L12780

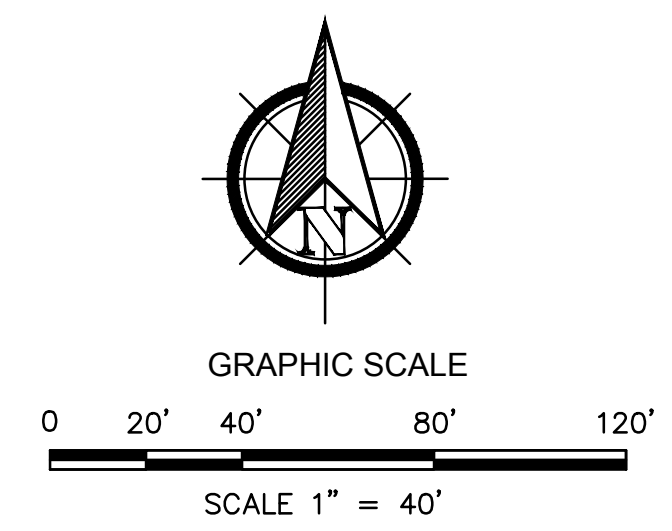
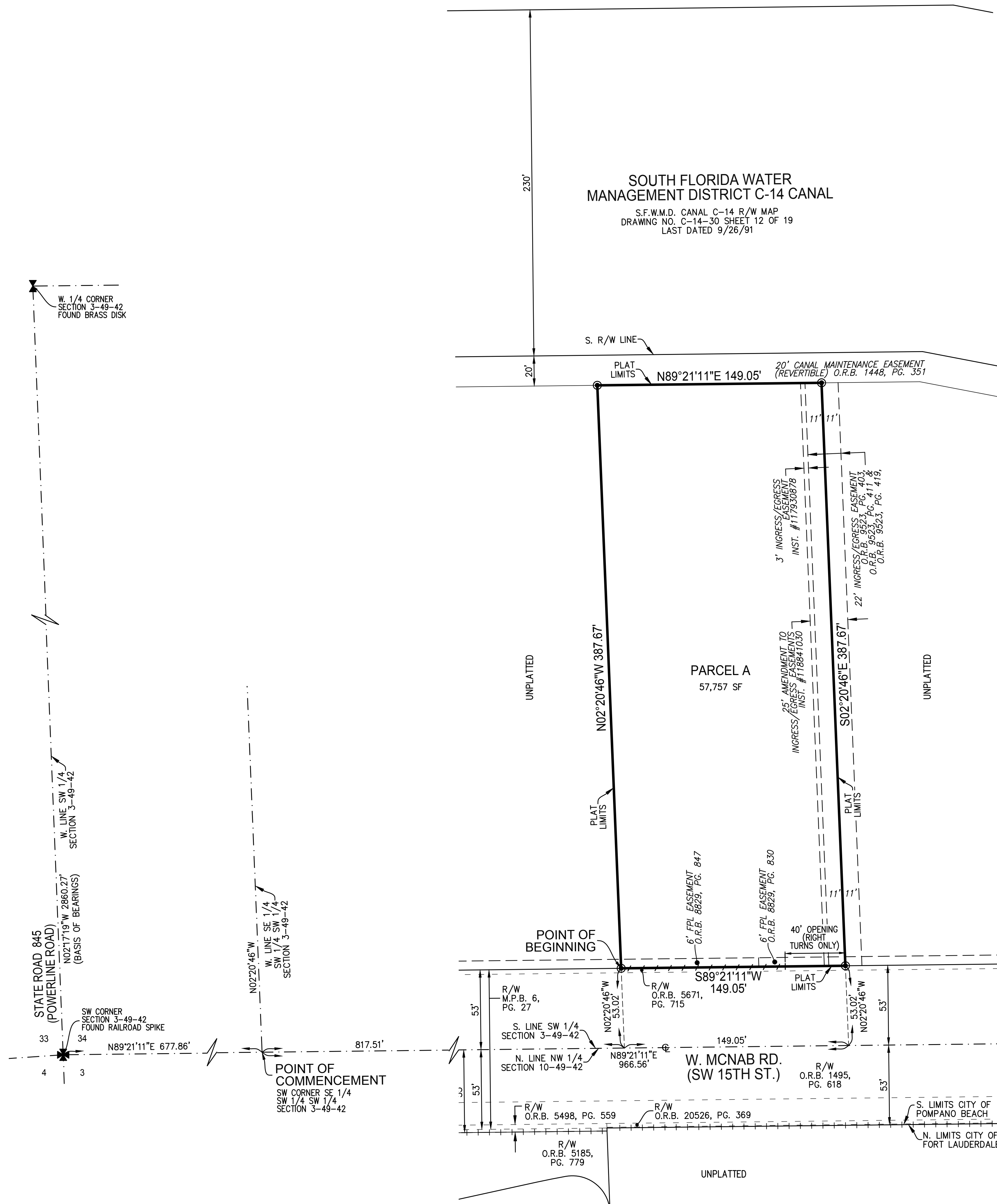
BY: ROBERTO TRINCE DATE: \_\_\_\_\_  
DIRECTOR  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. 4020

CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR

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



**SURVEYOR'S NOTES:**

- THIS PLAT IS RESTRICTED TO 35,000 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 2.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SW 1/4 OF SECTION 3-49-42 HAVING A BEARING OF NORTH 02°17'19" WEST RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS SHOWN ON F.D.O.T. RIGHT OF WAY MAP FOR SECTION 86065-2505 LAST DATED 10/10/05.
- ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN 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 THIS COUNTY.
- 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.
- ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE SHALL BE INSTALLED UNDERGROUND.

**LEGEND AND ABBREVIATIONS:**

- = PRM (SET 4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED)
- ⊙ = CENTERLINE
- - - = NON-VEHICULAR ACCESS LINE
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- FPL = FLORIDA POWER & LIGHT COMPANY
- I.D. = IDENTIFICATION
- INST. = INSTRUMENT
- LB = LICENSED BUSINESS
- M.P.B. = MISCELLANEOUS PLAT BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT