

# "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

**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 25,000 SQUARE FEET (0.5739 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 (RW) 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: \_\_\_\_\_

FLOORING WORLD J&K LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: \_\_\_\_\_

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

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

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 #: \_\_\_\_\_

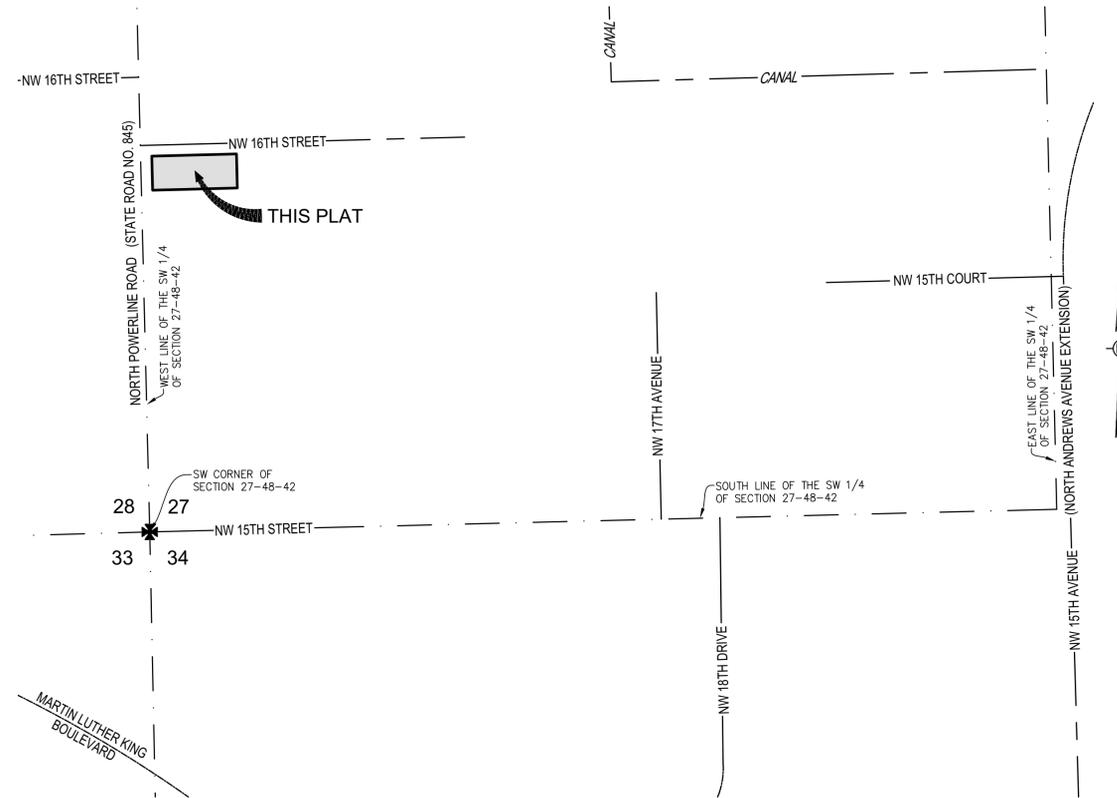
MY COMMISSION EXPIRES: \_\_\_\_\_

**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.

\_\_\_\_\_  
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  
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\_\_.

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, 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  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. 40263

PLATTING SURVEYOR	CITY OF POMPANO BEACH	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER
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**P&Z**

PLANNING 1400007-MP-21

8/25/2021

# "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

**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. 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
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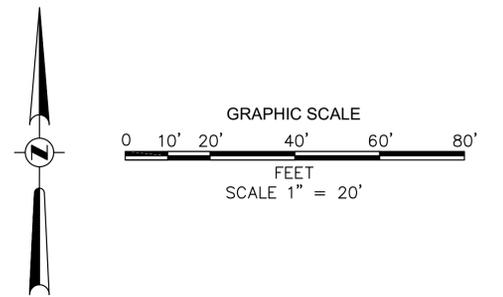
# P&Z

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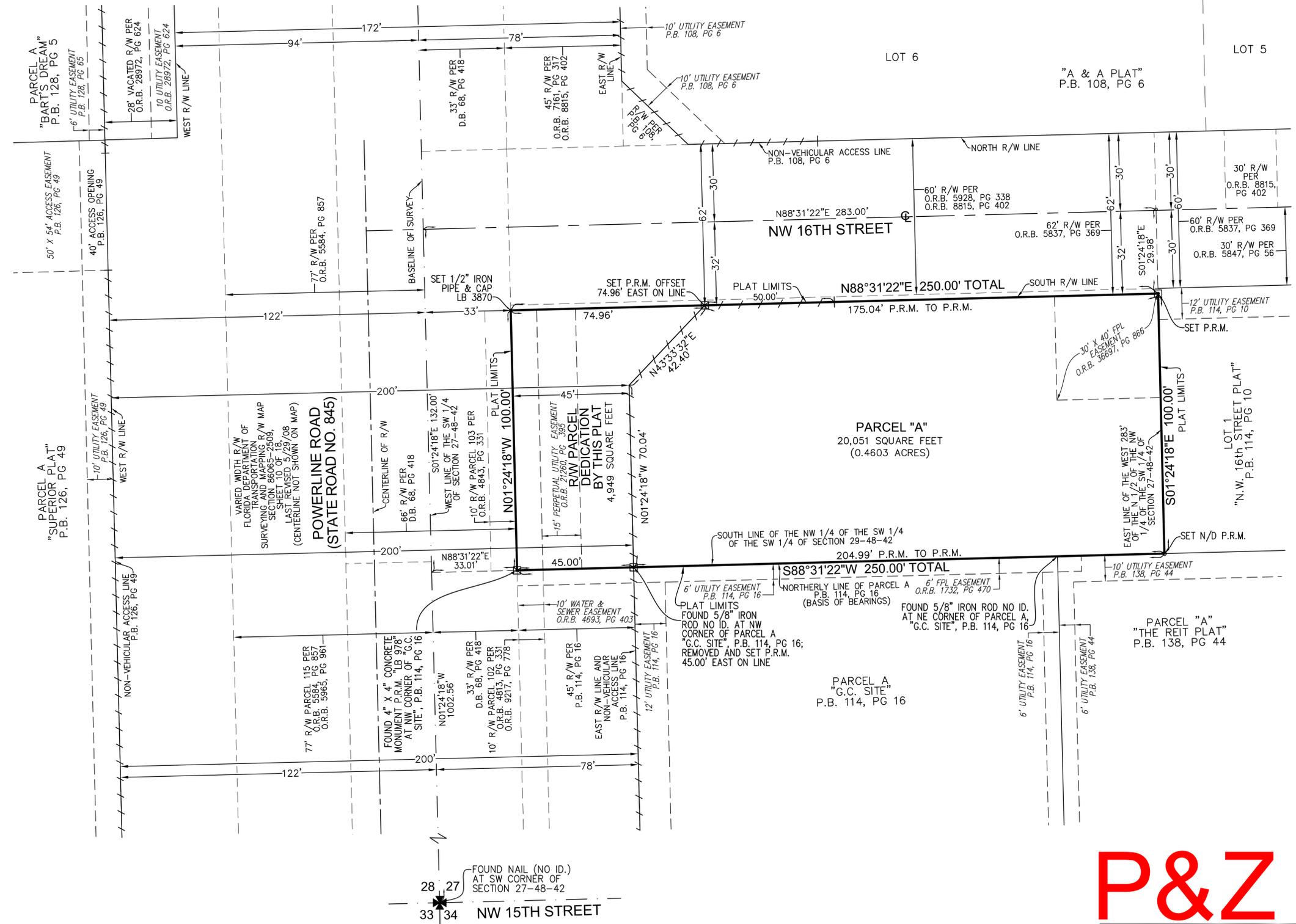


**LEGEND:**

- P.R.M.  = PERMANENT REFERENCE MONUMENT (SET 4" X 4" X 24" CONCRETE MONUMENT WITH 2" DISK STAMPED "PRM LB3870")
- N/D P.R.M.  = PERMANENT REFERENCE MONUMENT (SET MAG NAIL WITH 1.3" BRASS DISC STAMPED "P.R.M. 3870")
- FPL = FLORIDA POWER & LIGHT COMPANY
- O.R.B. = OFFICIAL RECORD BOOK
- = NON-VEHICULAR ACCESS LINE
- ⊕ = SECTION CORNER
- ⊙ = CENTERLINE
- R/W = RIGHT-OF-WAY
- PG = PAGE
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- D.B. = DEED BOOK
- NO ID. = NO IDENTIFICATION

**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 2.1.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.
- 5) 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.
- 6) 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.
- 7) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 8) 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.



P&Z