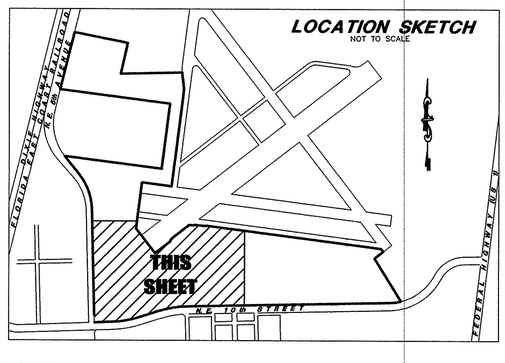
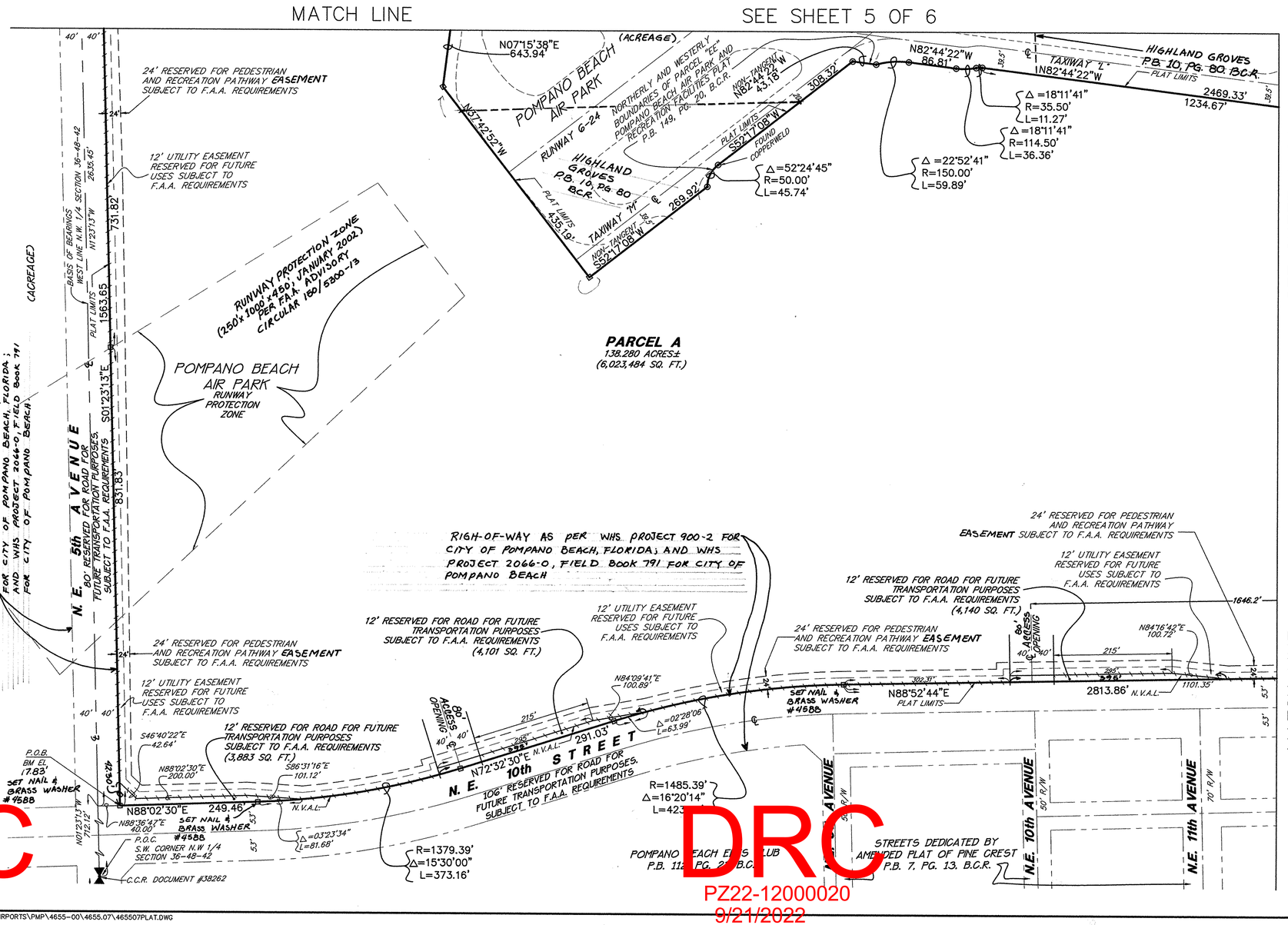
POMPANO BEACH AIR PARK F.B.O. PHASE 1

A REPLAT OF PORTIONS OF THE PLATS OF "AMENDED PLAT OF PINE CREST" AS RECORDED IN PLAT BOOK 7 AT PAGE 13, "HIGHLAND GROVE" AS RECORDED IN PLAT BOOK 10 AT PAGE 80, "POMPANO BEACH AIR PARK AND RECREATION FACILITIES PLAT" AS RECORDED IN PLAT BOOK 149 AT PAGE 20 ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY AND PORTIONS OF SECTIONS 25, 26, 35 AND 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
SCALE 1"= 100'

WILLIAMS, HATFIELD & STONER, INC.
CONSULTING ENGINEERS * PLANNERS * SURVEYORS
2101 NORTH ANDREWS AVENUE, SUITE 300, FORT LAUDERDALE, FLORIDA 33311
TELEPHONE NO. (954) 566-8341 CERTIFICATE OF AUTHORIZATION L.B. # 26





NOTES

1. ◉ INDICATES **SET** PERMANENT REFERENCE MONUMENT (P.R.M.) NAIL AND DISC STAMPED LB26 UNLESS OTHERWISE NOTED
2. □ INDICATES PERMANENT REFERENCE MONUMENT(P.R.M.) 4"X4" CONCRETE MONUMENT **SET** WITH BRASS DISC STAMPED L.S.#4588 UNLESS OTHERWISE NOTED.
3. ▬▬ INDICATES PLAT LIMITS
4. BM EL INDICATES BENCH MARK ELEVATION.
5. THE BENCH MARK ELEVATIONS (BM EL) SHOWN HEREON ARE RELATIVE ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE REFERENCED TO BROWARD COUNTY BENCHMARK #1901, ELEVATION 20.76'
BENCHMARK DESCRIPTION; A C.&G.S. BENCHMARK DISC, ABOUT 1.0 MILE NORTH ALONG THE FLORIDA EAST COAST RAILWAY FROM THE CROSSING OF ATLANTIC BOULEVARD AT POMPANO BEACH, 0.15 MILE SOUTH OF MILEPOST 332, 67' SOUTH OF THE EXTENDED CENTERLINE OF NORTHWEST 15 STREET, 52.5' EAST OF THE EAST RAIL OF THE SOUTHBOUND TRACK, 3' SOUTH OF A CABLE LINEPOLE, 66 1/2' SOUTH OF THE EXTENDED CENTERLINE OF A GRAVEL ROAD LEADING ALONG THE WEST SIDE OF THE POMPANO BEACH MUNICIPAL AIRPORT 2' NORTH OF A METAL WITNESS POST, ABOUT LEVEL WITH THE TRACK AND IS A DISC WELDED ON THE TOP OF A 3 1/2" IRON PIPE WHICH PROJECTS 2" ABOVE THE LEVEL OF THE GROUND.
6. THE BEARINGS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983/90 AND ARE BASED ON WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST HAVING A BEARING OF NORTH 01°23'13" WEST. STATE PLANE COORDINATES OF WHICH PROVIDED BY BROWARD COUNTY ENGINEERING DIVISION FIELD MONUMENTED LINE BETWEEN K12 AND K13
7. THIS PLAT IS RESTRICTED TO AVIATION-RELATED INDUSTRIAL USES. NO FREE-STANDING COMMERCIAL/RETAIL USES ARE PERMITTED, UNLESS THEY ARE RESTAURANT AND/OR CONFERENCE TYPE FACILITIES WHICH MUST BE ANCILLARY TO THE AVIATION-RELATED INDUSTRIAL USES OF THE PLAT. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
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.
8. PARCEL "A" CONTAINS 6,023,484 SQUARE FEET, 138.280 ACRES ±.
TOTAL ROAD RESERVATION FOR FUTURE TRANSPORTATION PURPOSES SUBJECT TO F.A.A. REQUIREMENTS CONTAINS 20,511 SQUARE FEET, 0.471 ACRES ±.
GROSS AREA CONTAINS 6,023,484 SQUARE FEET, 138.280 ACRES ±.
9. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY APRIL 3, 2006, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY 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
IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY APRIL 3, 2006, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY 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.
10. 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 BROWARD COUNTY, FLORIDA.

LEGEND

B.C.R. = BROWARD COUNTY RECORDS
℄ = CENTERLINE
Δ = DELTA (CENTRAL ANGLE)
L = ARC LENGTH
R = RADIUS
N.V.A.L. = NON-VEHICULAR ACCESS LINE
P.B. = PLAT BOOK
P.G. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.M. = PERMANENT REFERENCE MONUMENT
= QUARTER SECTION CORNER
= SECTION CORNER
R/W = RIGHT-OF-WAY
SQ.FT. = SQUARE FEET
U.E. = UTILITY EASEMENT
C.C.R. = CERTIFIED CORNER RECORD
F.A.A. = FEDERAL AVIATION ADMINISTRATION

11. 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.

DRC PZ22-12000020 10/19/2022
DRC PZ22-12000020 9/21/2022
DRC PZ22-12000020 8/3/2022