LOCATION SKETCH
(NOT TO SCALE)

SECTION 27, TOWNSHIP 48S, RANGE 42E

LEGAL DESCRIPTION

THE EAST 60 FEET OF THE WEST 480 FEET OF THE SOUTH 125 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4), AND THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE
NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 27, TOWNSHIP 48, SOUTH, RANGE 42, EAST, SAID
LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, STATE OF FLORIDA.

TOGETHER WITH:

THE WEST 60 FEET OF THE EAST 313.9 FEET OF THE SOUTH 125 FEET OF THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF THE SE 1/4
OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST OF BROWARD COUNTY, FLORIDA.

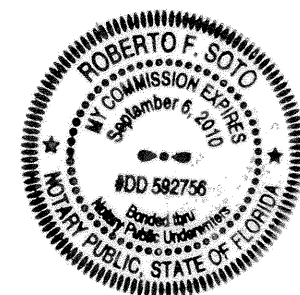
DEDICATION

STATE OF FLORIDA] s.s. KNOW ALL MEN BY THESE PRESENTS THAT MIKHAIL VOLODARSKY,
COUNTY OF BROWARD] IS THE OWNER OF THE LANDS SHOWN TO BE PLATTED IN THE MANNER SHOWN HEREON,
TO BE KNOWN AS "MILLER COMMERCIAL PLAT". THE UTILITY AND INGRESS/EGRESS EASEMENTS SHOWN HEREON ARE
HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
IN WITNESS WHEREOF, I, MIKHAIL VOLODARSKY, HAVE HEREUNTO SET MY HAND THIS 1ST DAY OF APRIL,
2009.

WITNESS: Roberto F. SotoPRINT NAME: ROBERTO F. SOTOWITNESS: Regina Bobo-JacksonPRINT NAME: Regina Bobo-Jackson

ACKNOWLEDGEMENT

STATE OF FLORIDA] s.s. I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME,
COUNTY OF BROWARD] MIKHAIL VOLODARSKY, THE PERSON KNOWN TO ME AND DESCRIBED WITHIN, AND WHO
EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED
THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED.
WITNESS MY SIGNATURE AND OFFICIAL SEAL AT BROWARD COUNTY, FLORIDA THIS 1ST DAY OF APRIL,
2009.

MY COMMISSION EXPIRES: SEPTEMBER 6, 2010Roberto F. Soto
NOTARY PUBLIC-STATE OF FLORIDA

PREPARED BY:
GATOR ENGINEERING CONSULTANTS, P.A.
10620 GRIFFIN ROAD, SUITE 102
COOPER CITY, FLORIDA 33328
PHONE (954) 434-5905
WITH
ACCURATE LAND SURVEYORS, INC.
1150 E ATLANTIC BOULEVARD
POMPANO BEACH, FL 33060
PHONE (954) 782-1441

CFN # 109904361,
Page1 of 2
Recorded 03/03/2011 at 11:05 AM

MILLER COMMERCIAL

A PORTION OF
SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
AUGUST, 2008

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE
WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 20TH DAY OF NOVEMBER, 2008 A.D.

BY: L. J. Wilkins
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 1 DAY OF MARCH, 2011 A.D.

BY: Bertha Henry
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - RECORDING SECTION
THIS INSTRUMENT WAS FILED FOR RECORD THIS 3rd DAY OF MARCH, 2011 A.D., AND RECORDED IN
PLAT BOOK 179, PAGE 141, RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATORBY: A. Langdon
DEPUTY

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 1 DAY
OF SEPTEMBER, 2009 A.D.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATORBY: Maylene Hardy
DEPUTY
BY: Stamper
MAYOR-COUNTY COMMISSIONER

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION
THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: Robert P. Legg, Jr.
ROBERT P. LEGG, JR.DATE: 3/1/11PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4030BY: Richard C. Tornese
RICHARD TORNESE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 40263DATE: 3/1/11

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 1ST DAY OF MARCH, 2011 A.D.

BY: Dan A. Dantz
DIRECTOR/DESIGNEE

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY
OF POMPANO BEACH, FLORIDA, AS SHOWN HEREON, AND BY RESOLUTION NO. 2009-253 DULY
ADOPTED BY SAID CITY COMMISSION ON THIS 14th DAY OF JULY, 2009. NO BUILDING
PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING
WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN
CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE
NOT DUE.

IN WITNESS WHEREOF, THE SAID CITY COUNCIL HAS CAUSED THESE PRESENTS TO BE ATTESTED TO
BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID TOWN TO BE AFFIXED THIS 20th DAY
OF July, 2009.

BY: Mary L. Chambers CITY CLERK, MARY L. CHAMBERS
BY: Lamar Fisher MAYOR, LAMAR FISHER

PLANNING & ZONING BOARD

THIS IS TO CERTIFY THAT THE PLANNING & ZONING BOARD OF POMPANO BEACH, BROWARD COUNTY,
FLORIDA, HAS HEREBY APPROVED AND ACCEPTED THIS PLAT THIS 6th DAY OF July,
2009.

BY: George Fivick
CHAIR, GEORGE FIVICK

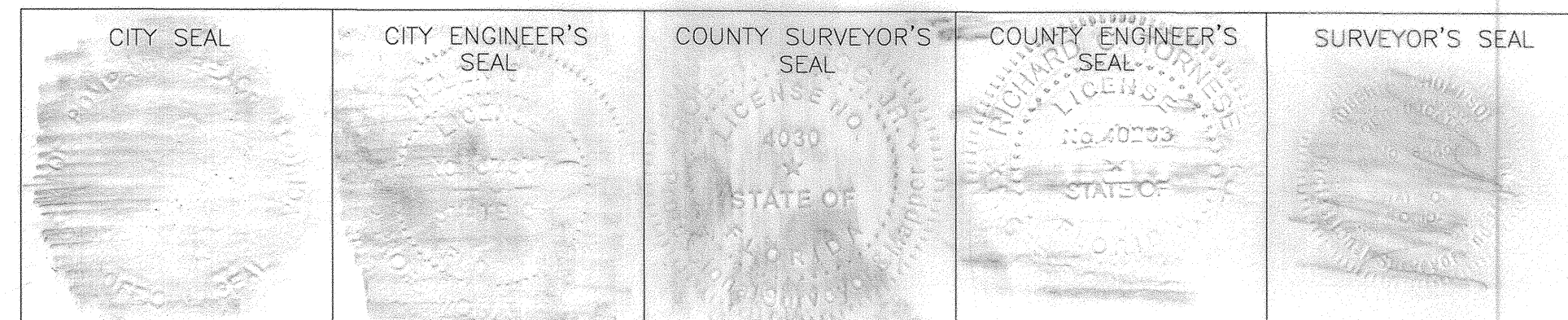
ENGINEERING DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 20th
DAY OF JULY, 2009.

BY: Helen Gray
CITY ENGINEER, HELEN GRAY, P.E.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE
LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND
SUPERVISION; THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF
CHAPTER 177, PART I, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6,
FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN
ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 1ST DAY OF APRIL, 2009.
THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.)
OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD
ORDER CONTROL STANDARDS. PERMANENT CONTROL POINTS, IF SHOWN, WILL BE SET WITHIN ONE
YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER
SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

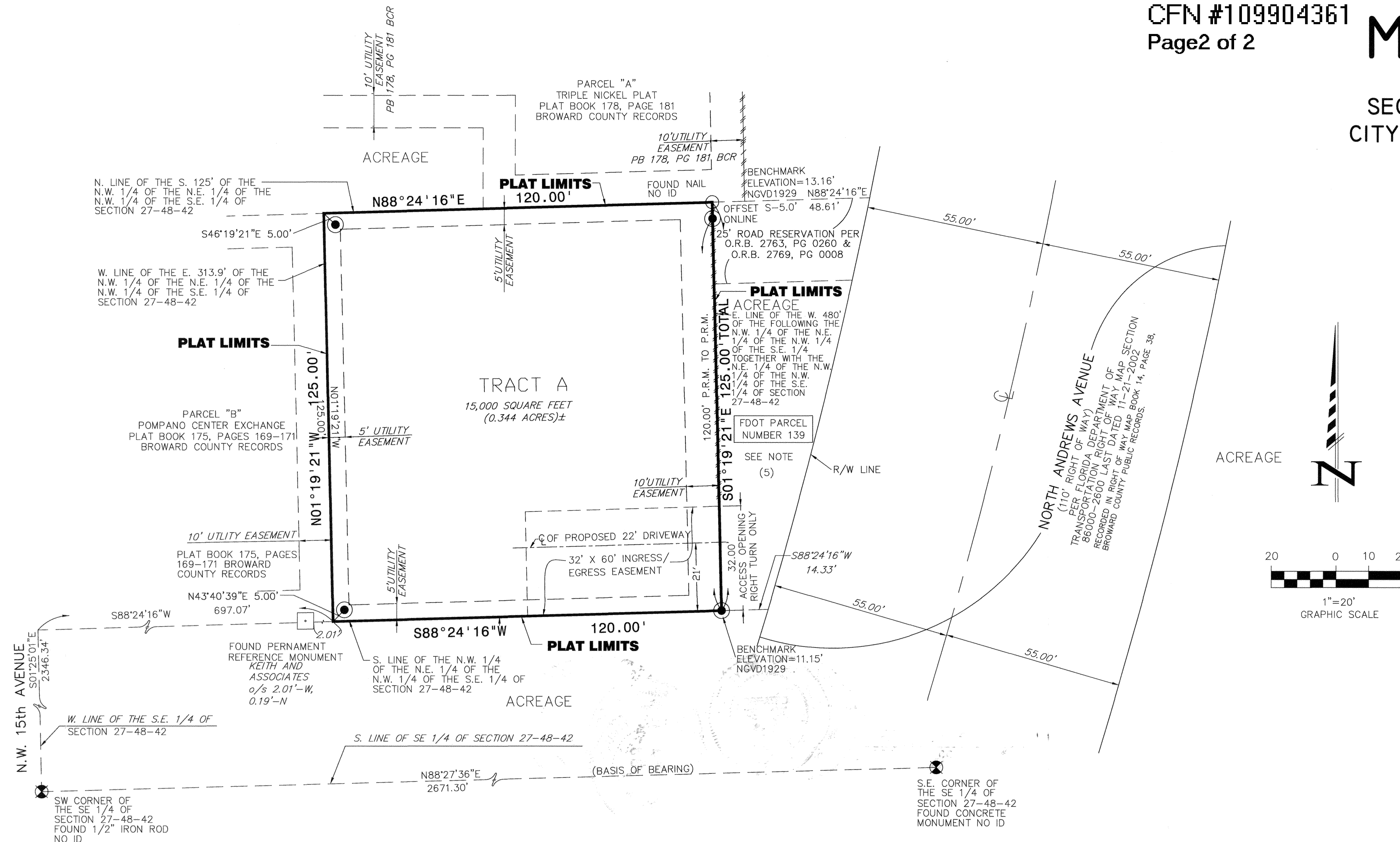
DATE: 4-1-09Robert L. Thompson
ROBERT L. THOMPSON
PROFESSIONAL SURVEYOR AND MAPPER No. 3869
STATE OF FLORIDA
ACCURATE LAND SURVEYORS, INC.
1150 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060
CERTIFICATION OF AUTHORIZATION No. LB 5635

CFN #109904361

Page2 of 2

MILLER COMMERCIAL

A PORTION OF
SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA
AUGUST, 2008

**RESTRICTIONS:**

1) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY SEPTEMBER 1, 2014 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

2) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY SEPTEMBER 1, 2014, 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.

THIS PLAT IS RESTRICTED TO 5,000 SQUARE FEET OF FLEX INDUSTRIAL USE, WHICH PERMITS UP TO 30% ANCILLARY OFFICE AND/OR COMMERCIAL USES. FREESTANDING OFFICE BUILDINGS AND COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.I.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.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: ALL 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 ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

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.

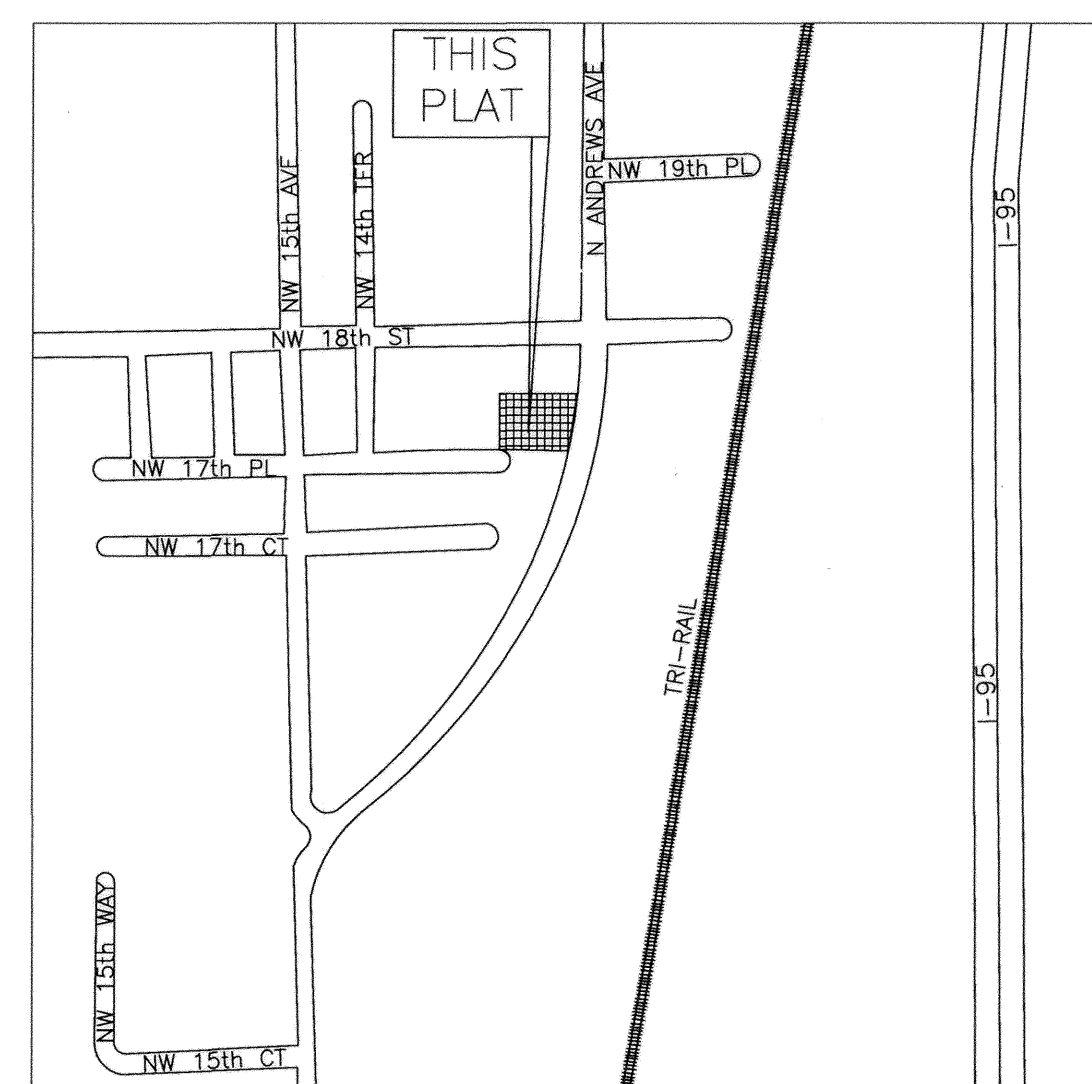
ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE TELEVISION SHALL BE INSTALLED UNDERGROUND.

SURVEY NOTES:

1. P.R.M. INDICATES A SET PERMANENT REFERENCE MONUMENT COMPOSED OF A 4" X 4" X 24" CONCRETE MONUMENT TOPPED WITH A 3" BRASS DISC STAMPED "PRM L.B. 3635" UNLESS OTHERWISE NOTED.
2. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, AND WERE ESTABLISHED FROM BROWARD COUNTY BM# 2875. PK AND TAB NORTH SIDE OF SIDEWALK 27+ SOUTH SOUTHEAST FROM WENDY'S SIGN; 240' +OR- EAST OF EAST EDGE OF POWERLINE ROAD. EL.=13.199'
3. SURVEY DATA IS LOCATED IN FIELD BOOK 2499-25, SU 06.5988.
4. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 27-48-42, N 88°27'36" E..
5. RIGHT OF WAY TAKING PARCEL NUMBER 139 PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP PROJECT NUMBER 2306191 RECORDED IN RIGHT OF WAY MAP BOOK 14, PAGE 38, BROWARD COUNTY PUBLIC RECORDS.

LEGEND OF ABBREVIATIONS:

O.R.B. = OFFICIAL RECORD BOOK
BCR = BROWARD COUNTY RECORDS
PB = PLAT BOOK
PG = PAGE
C.L. = CENTERLINE
S = SOUTH
W = WEST
E = EAST
NW = NORTH WEST
SE = SOUTH EAST
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N-V = NON-VEHICULAR ACCESS LINE



LOCATION SKETCH
(NOT TO SCALE)
SECTION 27, TOWNSHIP 48S,
RANGE 42E

PREPARED BY:
GATOR ENGINEERING CONSULTANTS, P.A.
10620 GRIFFIN ROAD, SUITE 102
COOPER CITY, FLORIDA 33328
PHONE (954) 434-5905
WITH
ACCURATE LAND SURVEYORS, INC.
1150 E ATLANTIC BOULEVARD
POMPAÑO BEACH, FL 33060
PHONE (954) 782-1441