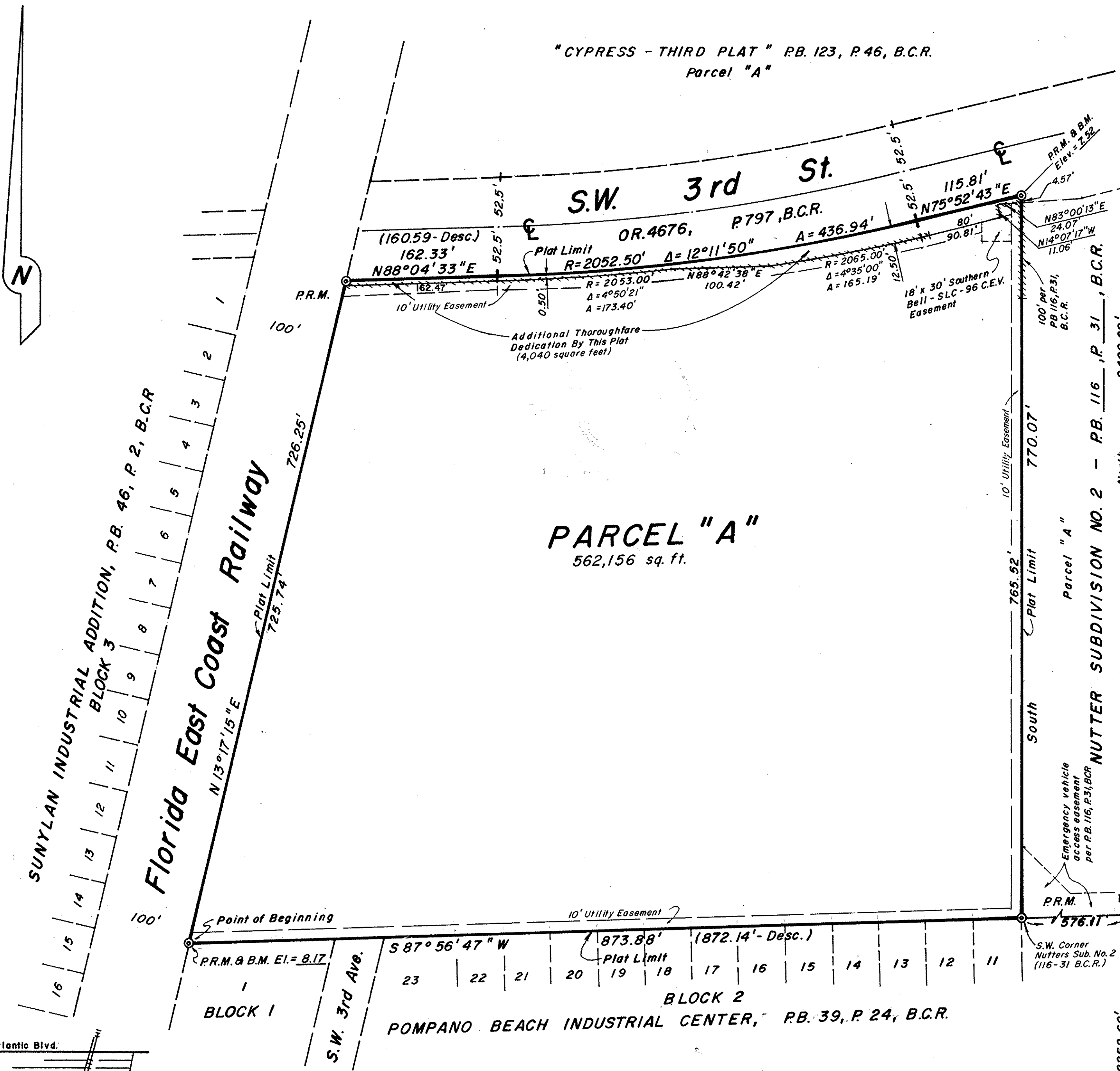


89 JUN 12 PM 12:32

N.E. Corner, Sec. 2-49-42



"CYPRESS - THIRD PLAT" P.B. 123, P. 46, B.C.R.
Parcel "A"

PARCEL "A"
562,156 sq. ft.

SUNYLAN INDUSTRIAL ADDITION, P.B. 46, P. 2, B.C.R.
BLOCK 3

Florida East Coast Railway
N 13°17'15"E

POMPAÑO BEACH INDUSTRIAL CENTER, P.B. 39, P. 24, B.C.R.

NOTES

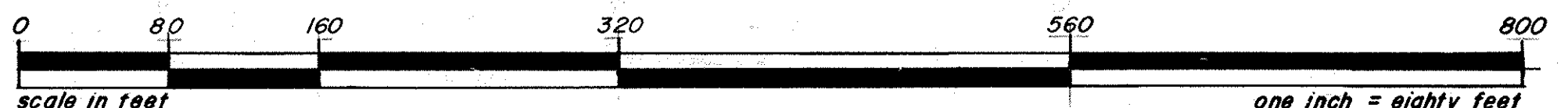
- © P.R.M. - indicates Permanent Reference Monument.
- B.M. Elev. - indicates Bench Mark Elevation.
- This plat contains 12.9982 acres.
- Bearings refer to an assumed meridian.
- +++++ - indicates Non-Vehicular Access Line.
- Reference Bench Mark - Florida D.O.T. brass disc, stamped W-234. Located on Old Dixie Highway, just south of Atlantic Blvd. bridge crossing Pompano Canal 18' North of Southeast corner of bridge. Elev. = 11.720

RESTRICTIVE NOTE
This plat is restricted to 55,950 sq. ft. of Gov't. (police facility). This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by agreement with Broward County.
NOTICE - There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County.

LOCATION MAP
2-49-42

"P.B.P.F. PLAT"

A RESUBDIVISION OF A PORTION OF TRACT "A",
H. CAMPBELL'S RESUBDIVISION OF A PART OF SECTION 2, T. 49S., R. 42 E.,
PLAT BOOK 14, PAGE 68, BROWARD COUNTY RECORDS,
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA



DESCRIPTION

A portion of Tract "A", of H. CAMPBELL'S RESUBDIVISION, of a part of Section 2, Township 49 South, Range 42 East, as recorded in Plat Book 14, Page 68, of the public records of Broward County, Florida, more fully described as follows:
Beginning at the Southwest corner of said Tract "A"; thence North 13°17'15" East, along the West line of said Tract "A", a distance of 726.25 feet to a point on the South right-of-way line of Southwest Third Street; thence Easterly along the said South right-of-way line the following three (3) courses and distances: North 88°04'33" East, a distance of 160.59 feet to a point of curve; thence Northeasterly along a curve to the left, with a radius of 2052.50 feet and a central angle of 12°11'50", an arc distance of 436.94 feet to a point of tangency; thence North 75°52'43" East, a distance of 115.81 feet to the point of termination of the said three (3) courses and distances; thence due South a distance of 770.07 feet to a point on the South line of said Tract "A"; thence South 87°56'47" West, along the South line, a distance of 872.14 feet to the Point of Beginning.

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That the CITY OF POMPAÑO BEACH, a Florida Municipality, COUNTY OF BROWARD SS owner of the lands described and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon. Said plat to be known as "P.B.P.F. PLAT", being a resubdivision of a portion of Tract "A", H. CAMPBELL'S RESUBDIVISION of a part of Section 2, Township 49 South, Range 42 East, The additional thoroughfare is hereby dedicated to the public in fee simple. The utility easements are hereby dedicated to the public for proper purposes. The 20'x30' Southern Bell - SLC - 96 C.E.V. Easement is hereby dedicated to Southern Bell for purposes as indicated
IN WITNESS WHEREOF: We hereunto set our hands and affix the municipal seal in the City of Pompano Beach, County of Broward, State of Florida, this 8th day of MARCH, 1983. CITY OF POMPAÑO BEACH

Witness: Walter R. Gandy Witness: Samuel R. Hoxa Herb Skolnick: Herb Skolnick Mayor
Witness: Walter R. Gandy Witness: Samuel R. Hoxa Daniel J. Olmetti: Daniel J. Olmetti City Manager
Witness: Walter R. Gandy Witness: Samuel R. Hoxa Charlotte Lunz: Charlotte Lunz City Clerk

ACKNOWLEDGEMENT

STATE OF FLORIDA I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to COUNTY OF BROWARD SS administer oaths and take acknowledgements, HERB SKOLNICK, DANIEL J. OLMETTI and CHARLOTTE LUNZ, MAYOR, CITY MANAGER and CITY CLERK, respectively of the CITY OF POMPAÑO BEACH, to me well known to be the individuals described in and who executed the foregoing dedication and acknowledged before me that they executed the same freely and voluntarily, for uses and purposes therein expressed.

WITNESS: My hand and official seal in the City of Pompano Beach, County of Broward, State of Florida, this 8th day of MARCH, 1983.
My commission expires the 2nd day of FEBRUARY, 1983.

NOTARY PUBLIC: David D. Melia STATE OF FLORIDA

CITY PLANNING & ZONING BOARD

THIS IS TO CERTIFY: That the Planning & Zoning Board of Pompano Beach, Fla. has approved and accepted this plat, this 23rd day of MARCH, 1983.
By: William H. Putman, Chairman, this 3rd day of May, 1983.

CITY COMMISSION

THIS IS TO CERTIFY: That this plat has been approved and accepted for record by the City of Pompano Beach, Florida, and passed by Ordinance No. 63-48, this 26th day of April, 1983.
By: Charlotte Lunz, City Clerk, this 26th day of April, 1983.

CITY ENGINEER'S SIGNATURE

This plat, "P.B.P.F. PLAT", is approved for record this 10th day of May, 1983.
By: Richard C. Mills, Richard C. Mills, P.E. Reg. No. 3555, State of Florida

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat with regard to dedication of Rights-of-Way for Traffic Ways by Resolution duly adopted this 27th day of AUGUST, 1987. By: David Goldberg, this 5 day of OCT, 1987.
Chairperson

BROWARD COUNTY ENGINEERING DIVISION

This plat has been approved and accepted for record.
By: Henry P. Cook Henry P. Cook. Date: 6-5-89, Director, Fla. P.E. Reg. No. 12506

BROWARD COUNTY OFFICE OF PLANNING

This plat is approved and accepted for record this 5th day of JUNE, 1989. By: David Howell Director

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 17th day of NOVEMBER, 1987. L.A. HESTER - COUNTY ADMINISTRATOR
By: Deputy Chairperson - County Commission

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORD DIVISION - RECORDING SECTION

This instrument was filed for record this 18th day of June, A.D. 1989 and recorded in PLAT BOOK 139, PAGE 18, record verified. ATTEST: L.A. HESTER - COUNTY ADMINISTRATOR By: Carol C. Doyle Deputy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my COUNTY OF BROWARD SS responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 18th day of October, 1982. The BENCH MARKS shown are referenced to N.G. VERTICAL DATUM and conform to standards for third order work. This plat conforms to the applicable sections of Chapter 21-HH-6, FLORIDA ADMINISTRATIVE CODE.

McLAUGHLIN ENGINEERING CO.

This plat dated at Fort Lauderdale, Florida, this 10 day of JAN., 1983. By: James M. McLaughlin Registered Land Surveyor No. 2021, State of Florida.

