

DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF THE S.E. 1/4 OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST;

THENCE NORTH 02°51'18" WEST ALONG THE EAST LINE OF SECTION 3, BEING COINCIDENT WITH WEST LINE OF SECTION 2 A DISTANCE OF 290.79 FEET;

THENCE NORTH 88°24'27" EAST A DISTANCE OF 430.41 FEET TO THE SOUTHWEST CORNER OF THE SOUTH 250 FEET OF THE NORTH 1,235 FEET OF THE EAST 248 FEET OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST AND THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 88°24'27" EAST ALONG THE SOUTH LINE OF THE AFOREMENTIONED SOUTH 250 FEET A DISTANCE OF 247.87 TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED SOUTH 250 FEET;

THENCE NORTH 02°21'24" WEST ALONG THE EAST LINE OF THE AFOREMENTIONED SOUTH 250 FEET A DISTANCE OF 92.46 FEET TO THE SOUTHWEST CORNER OF THE WEST LINE OF MARCONI BOULEVARD LYING 30 FEET WEST OF THE WEST LINE OF BLOCK 10 OF THE AMENDED PLAT OF FAIRVIEW AS RECORDED AS PLAT BOOK 10 PAGE 25 IN THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA;

THENCE NORTH 88°06'51" EAST ALONG THE SOUTH LINE OF SAID BLOCK 10 A DISTANCE OF 286.29 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 95;

THENCE NORTH 01°36'32" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF INTERSTATE 95 A DISTANCE OF 158.99 FEET TO A POINT IN THE NORTH LINE OF BLOCK 10 OF THE AMENDED PLAT OF FAIRVIEW AS RECORDED AS PLAT BOOK 10 PAGE 29;

THENCE SOUTH 88°24'23" WEST ALONG SAID NORTH LINE OF BLOCK 10 A DISTANCE OF 287.33;

THENCE SOUTH 01°28'02" EAST A DISTANCE OF 3.30 FEET TO THE NORTH LINE OF THE AFORE SAID SOUTH 250 FEET OF THE NORTH 1,235 FEET OF THE EAST 248 FEET OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF SW 8th STREET;

THENCE SOUTH 88°38'04" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 223.06 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°07'03" AN ARC LENGTH OF 39.76 FEET TO A POINT ON THE WEST RIGHT-OF WAY LINE OF SW 12 AVENUE;

THENCE SOUTH 2°23'10" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 224.63 FEET TO THE POINT OF BEGINNING.

ALL OF THE DESCRIBED LAND SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA CONTAINING 107,599.71 SQUARE FEET (2.470 ACRES) MORE OR LESS.

ACKNOWLEDGEMENT:

STATE OF FLORIDA } BEFORE ME PERSONALLY APPEARED
COUNTY OF BROWARD } SS , WHO IS PERSONALLY
FOREGOING INSTRUMENT AS PRESIDENT OF
A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE
ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT OF SAID
CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE
CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT
BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND
DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY
OF _____, 2018.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

PRINT NAME: _____

DEDICATION:

STATE OF FLORIDA } KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF BROWARD } SS THE
COUNTY OF BROWARD } A
CORPORATION, AS OWNERS OF PARCEL "A" AS SHOWN HEREON,
BEING IN SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA,
SHOWN HEREON AS SW 12 AVENUE U-HAUL, DO HEREBY DEDICATE THE FOLLOWING:
PARCEL "B" AND PARCEL "C" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC
FOR ROAD PURPOSES.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS
THIS _____ DAY OF _____, 2018.

WITNESS: _____ U-HAUL COMPANY, INC

PRINT NAME: _____ BY: _____

WITNESS: _____ (PRESIDENT)

PRINT NAME: _____

SW 12 AVENUE U-HAUL

A PORTION OF BLOCK 10 OF THE AMENDED PLAT OF FAIRVIEW AS RECORDED IN
PLAT BOOK 10 PAGE 25 BROWARD COUNTY FLORIDA PUBLIC RECORDS
LYING IN SECTION 2
TOWNSHIP 49 SOUTH, RANGE 42 EAST



LOCATION MAP
NOT TO SCALE

CITY OF POMPANO BEACH APPROVALS:

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND
ACCEPTED FOR RECORDING BY THE CITY OF POMPANO BEACH, FLORIDA,
AND BY RESOLUTION NO. _____ THIS _____ DAY
OF _____, A.D., 2018

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 CONCURRENCY IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____ BY: _____
CITY CLERK CITY MAJOR
ASCELETA HAMMOND LAMAR FISHER

PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO BEACH,
FLORIDA HAS ACCEPTED AND APPROVED THIS PLAT THIS _____ DAY
OF _____, A.D., 2018

BY: _____
PLANNING AND ZONING BOARD
CHAIR FRED STACER

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____ A.D.,
2018.

BY: _____
CITY ENGINEER
JOHN SFRPOPOULOS, PE

CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR
-----------------	---------------	-------------------	-----------------	-----------------	----------

PLAT BOOK _____, PAGE _____

SHEET 1 OF 2 SHEETS

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 THIS ____ DAY
OF _____, A.D., 2018

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL
ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS
DAY OF _____, A.D., 2018.

BY: _____ DATE: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS
PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY THIS ____ DAY
OF _____, A.D., 2018

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL
ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS
DAY OF _____, A.D., 2018.

BY: _____ DATE: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA
STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: _____ BY: _____
RICHARD TORNESE ROBERT P. LEGG, JR.
DIRECTOR FLORIDA PROFESSIONAL SURVEYOR
FLORIDA PROFESSIONAL ENGINEER, AND MAPPER
REGISTRATION NO. 40263 REGISTRATION NO. 4030

DATE: _____ DATE: _____

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DIRECTOR OR DESIGNEE DATE

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION
OF THE LANDS RECENTLY SURVEYED AND PLATTED UNDER MY RESPONSIBLE DIRECTION
AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE
REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WITH THE APPLICABLE
SECTIONS OF CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT
REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON _____, 2021. THE
BENCHMARKS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, SHAH
DROTOS AND ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL
REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6456.

DATE: _____ FOR THE FIRM BY _____
MICHAEL D. SARVER
FLORIDA PROFESSIONAL SURVEYOR AND
MAPPER NO. 4174

PREPARED BY:

3410 N. ANDREWS AVE., EXT
POMPANO BEACH, FL 33064
PH: 954-943-9433 FAX: 954-983-4754
JANUARY 15, 2021
SURVEYOR'S PROJECT NO. 1121A.00

SDA SHAH & ASSOCIATES ENGINEERING SURVEYING PLANNING

SW 12 AVENUE U-HAUL

A PORTION OF BLOCK 10 OF THE AMENDED PLAT OF FAIRVIEW AS RECORDED IN

PLAT BOOK 10 PAGE 25 BROWARD COUNTY FLORIDA PUBLIC RECORDS

LYING IN SECTION 2

TOWNSHIP 49 SOUTH, RANGE 42 EAST

NOTICE:

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DERICTION 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.

PLAT NOTES:

- INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.)
 - THE BEARINGS SHOWN HEREON ARE RELATIVE THE THE FLORIDA EAST STATE PLANE COORDINATE SYSTEM AS DEFINED BY GPS OBSERVATION OF GPS POINTS ESTABLISHED BY THE BROWARD COUNTY DIVISION OF ENGINEERING'S EASTERN BROWARD COUNTY HORIZONTAL GPS COUNTY NETWORK-NAD 83(90). THE BEARING BASE LINE IS THE SOUTH LINE OF THE SOUTH 260' OF THE NORTH 1,235' OF THE EAST 248' OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 49 SOUTH RANGE 42 EAST, BEARING NORTH 88°24'27" EAST AS MEASURED.
 - THE VERTICAL DATUM BASE FOR THIS MAP IS NAVD88, RELATIVE TO BROWARD COUNTY ENGINEERING DEPARTMENT BM # 722 HAVING A RECORDED ELEVATION OF 9.488(NGVD)(1929) CONVERTED TO NAVD1988 PER BROWARD COUNTY'S VERTCON SOFTWARE RESULTING IN ELEVATION 7.91' NAVD88.
 - THE FOLLOWING NOTE IS REQUIRED BY 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 A CABLE TELEVISION COMPANY 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.
 - IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY THEN THE FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER 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 CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDINGS THAT THE APPLICATION SATISFIES THE ADEQUATE REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER 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 SQUARE FEET OF INDUSTRIAL USE INDUSTRIAL USES MAY HAVE UP TO 30%-50% ANCILLARY OFFICE OR UP TO 30% ANCILLARY COMMERCIAL/OFFICE USE PER BAY OR SINGLE TENANT BUILDING UPON SATISFACTION OF TRANSPORTATION CONCURRENCY FEES, NO PRESTANDING OFFICE, FREESTANDING BANKS OR BANK DRIVE-THRU FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.
- 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.

