

PLAT BOOK _____ PAGE _____

A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4)
OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



DESCRIPTION:

PARCEL 1:
ALL THAT PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
LYING TO THE WEST OF THE WEST RIGHT OF WAY LINE OF U.S.
INTERSTATE HIGHWAY NO. 95, LESS AND EXCEPT THE SOUTH 150 FEET
THEREOF, ALSO LESS AND EXCEPT THE WEST 280.96 FEET THEREOF, AND
ALSO LESS AND EXCEPT THE NORTH 35 FEET THEREOF.

PARCEL 2:

THE WEST 280.96 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LYING IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE NORTH 35 FEET FOR A STREET (HEREINAFTER COLLECTIVELY REFERRED TO AS THE PROPERTY), BROWARD COUNTY, FLORIDA.

SAID PARCEL BEING ALSO DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED WITHIN BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY MARGIN OF 15TH STREET AND THE WESTERN RIGHT OF WAY MARGIN OF INTERSTATE 95 SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE RUN SOUTH 00°50'09" EAST FOR A DISTANCE OF 478.01 FEET TO AN IRON PIN; THENCE RUN SOUTH 88°28'49" WEST FOR A DISTANCE OF 395.11 FEET TO AN IRON PIN; THENCE RUN SOUTH 01°08'27" EAST FOR A DISTANCE OF 148.68 FEET TO AN IRON PIN; THENCE RUN SOUTH 88°43'25" WEST FOR A DISTANCE OF 279.73 FEET TO AN IRON PIN; THENCE RUN NORTH 01°37'29" WEST FOR A DISTANCE OF 626.19 FEET TO AN IRON PIN; THENCE RUN NORTH 88°32'29" EAST FOR A DISTANCE OF 682.68 FEET TO A POINT AND BACK TO THE TRUE POINT OF BEGINNING.

DEDICATION:

STATE OF _____ } SS KNOW ALL MEN BY THESE PRESENTS THAT DAVID
COUNTY OF _____ } G. HARKER, VICE PRESIDENT OF FIRST INDUSTRIAL
ACQUISITIONS II, LLC, A LIMITED LIABILITY COMPANY, AS OWNER OF THE LANDS,
AS SHOWN HEREON, BEING IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 43
EAST, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS FIRST INDUSTRIAL
POMPAHO, DO HEREBY DEDICATE THE FOLLOWING:

PARCEL "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC
FOR ROAD PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE
SEALS THIS _____ DAY OF _____, 201__.

WITNESS: _____ FIRST INDUSTRIAL ACQUISITIONS
PRINT NAME: II, LLC, A LIMITED LIABILITY
COMPANY

WITNESS: _____
PRINT NAME

BY: _____
DAVID G. HARKER
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF _____ } SS BEFORE ME PERSONALLY APPEARED
COUNTY OF _____ } DAVID G. HARKER WHO IS PERSONALLY
KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE VICE
PRESIDENT OF FIRST INDUSTRIAL ACQUISITIONS II, LLC, A LIMITED LIABILITY
COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE
EXECUTED SUCH INSTRUMENT AS SUCH REGISTERED AGENT 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 _____ 201 .

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

PRINT NAME: _____

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., 201__.

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLIES 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., 201__.

BY: _____ DATE: _____
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 _____, 201 .

MAYOR-COUNTY COMMISSION

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: _____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER,
REGISTRATION NO. 40263

BY: _____
ROBERT P. LEGG, JR.
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER
REGISTRATION NO. LS 4030

DATE: _____

DATE: _____

BROWARD COUNTY ENVIRONMENTAL PROTECTION
AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DIRECTOR OR DESIGNEE _____ DATE _____


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, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON _____, 2019.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF AGRICULTURE AND
CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: _____ FOR THE FIRM BY: _____

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 6805
STATE OF FLORIDA

CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	PREPARED BY:  101 WEST ALAMOGADO BOULEVARD P.O. BOX 1000 BEVERLY HILLS, CALIFORNIA 90212-0000 (954) 788-3000 FAX (954) 788-5500 EMAIL: mail@keithpandz.com 013-11-19
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07/24/19