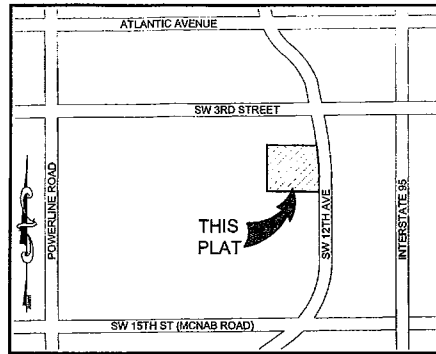


# AQUATIC STONE

A PORTION OF GOVERNMENT LOT 5 LYING IN SECTION 2, TOWNSHIP 49 SOUTH,  
RANGE 42 EAST CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 2



LOCATION SKETCH

NOT TO SCALE

## DESCRIPTION:

THE SOUTH 301.00 FEET (AS MEASURED ALONG THE WEST LINE THEREOF) OF THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE NORTHWEST ONE-QUARTER (NW 1/4) LESS THE NORTH 25 FEET THEREOF, GOVERNMENT LOT 5 IN SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING WEST OF A LINE WHICH IS 50 FEET WEST OF THE FOLLOWING DESCRIBED CENTERLINE OF ANDREWS AVENUE TO WIT:

BEGINNING ON THE NORTH BOUNDARY OF GOVERNMENT LOT 5 OF SAID SECTION 2 AT A POINT 353.65 FEET WEST OF THE NORTHEAST CORNER OF THE WEST ONE-HALF (W 1/2) OF SAID LOT 5, THENCE RUN SOUTH 116.78 FEET ON SAID CENTERLINE, FORMING AN ANGLE IN THE SOUTHEAST QUADRANT OF 87°26'15", TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1910.08 FEET; THENCE RUN SOUTHERLY 233.36 FEET ON THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE RUN SOUTHEASTERLY 88.09 FEET ALONG THE TANGENT PRODUCED TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1910.08 FEET; THENCE RUN SOUTHERLY 278.53 FEET ON THE ARC OF SAID CURVE TO THE RIGHT, TO A POINT OF TANGENCY WITH A LINE 298.00 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF THE WEST ONE-HALF (W 1/2) OF SAID GOVERNMENT LOT 5; THENCE RUN SOUTH ALONG SAID LINE 298.00 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF THE WEST ONE-HALF (W 1/2) OF GOVERNMENT LOT 5, TO THE SOUTH BOUNDARY OF SAID NORTHWEST ONE-QUARTER (NW 1/4) OF GOVERNMENT LOT 5.

## ALSO DESCRIBED AS:

A PORTION OF GOVERNMENT LOT 5, SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "A", HASS ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°37'22" EAST, ALONG THE SOUTH LINE OF SAID PARCEL "A", 328.19 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH ANDREWS AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1160, PAGE 383, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST (A RADIAL BEARING FROM SAID POINT BEARS SOUTH 79°44'30" WEST); THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1860.08 FEET, A CENTRAL ANGLE OF 07°48'24", AN ARC DISTANCE OF 253.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°27'06" EAST, 48.62 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF GOVERNMENT LOT 5, SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID LINE ALSO BEING THE NORTH LINE OF LOT 2 AND ITS EASTERLY EXTENSION THEREOF, OF POMPANO BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°37'22" WEST, ALONG SAID NORTH LINE, 343.60 FEET TO THE SOUTHEAST CORNER OF THE RACE TRACK ROAD SUBDIVISION ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 02°48'01" WEST, ALONG THE EAST LINE OF SAID PLAT, 301.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 102,222 SQUARE FEET (2.347 ACRES) MORE OR LESS.

## ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED COUNTY OF BROWARD } ETEM OKSAYOGLU, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF UNIBUILDERS DEVELOPMENT COMPANY, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER 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 3rd DAY OF December, 2018.

MY COMMISSION EXPIRES:



NOTARY PUBLIC:

Michael Vander Maalen  
PRINT NAME:

## DEDICATION:

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT COUNTY OF BROWARD } UNIBUILDERS DEVELOPMENT COMPANY, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AS OWNERS OF THE LANDS, AS SHOWN HEREON, BEING IN SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS AQUATIC STONE, DO HEREBY DEDICATE THE FOLLOWING:

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

8'X20' BUS SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR BUS SHELTER PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS 3rd DAY OF December, 2018.

WITNESS: Martin Hills  
PRINT NAME: MARTIN HILLS

WITNESS: Sinan Bilal  
PRINT NAME: Sinan Bilal

UNIBUILDERS DEVELOPMENT COMPANY, LLC.,  
A FLORIDA LIMITED LIABILITY COMPANY

BY: Etem Oksayoglu  
ETEM OKSAYOGLU  
(MANAGING MEMBER)

## 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: \_\_\_\_\_  
CITY CLERK  
ASCELETA HAMMOND

BY: \_\_\_\_\_  
CITY MAYOR  
REX HARDIN

## 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 SFIROPOULOS, PE

## 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: \_\_\_\_\_  
CHAIRPERSON

DATE: \_\_\_\_\_

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., 2018.

BY: \_\_\_\_\_  
EXECUTIVE DIRECTOR OR DESIGNEE

DATE: \_\_\_\_\_

## 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 \_\_\_\_\_, 2018.

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. LS4030

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 \_\_\_\_\_, 2018.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: \_\_\_\_\_ FOR THE FIRM BY: \_\_\_\_\_

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

SUNTRUST BANK	CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR

PREPARED BY:



301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@KEITHteam.com LB NO. 6860

036-MP-18

# AQUATIC STONE

A PORTION OF GOVERNMENT LOT 5 LYING IN SECTION 2, TOWNSHIP 49 SOUTH,  
RANGE 42 EAST CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 2 OF 2

## 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.

## PLAT NOTES:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.)  
4"x4"x24" CONCRETE MONUMENT WITH ALUMINUM DISC NO. LB6860  
(UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 88°37'22" EAST ALONG SOUTH LINE OF PARCEL "A", HASS ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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 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.

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

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY \_\_\_\_\_, 2023, THEN THE COUNTY'S 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 \_\_\_\_\_, 2023, 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 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

THIS PLAT IS RESTRICTED TO 75,000 SQUARE FEET OF INDUSTRIAL USE.

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.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.1, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARD TO AIR NAVIGATION.

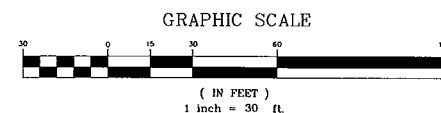
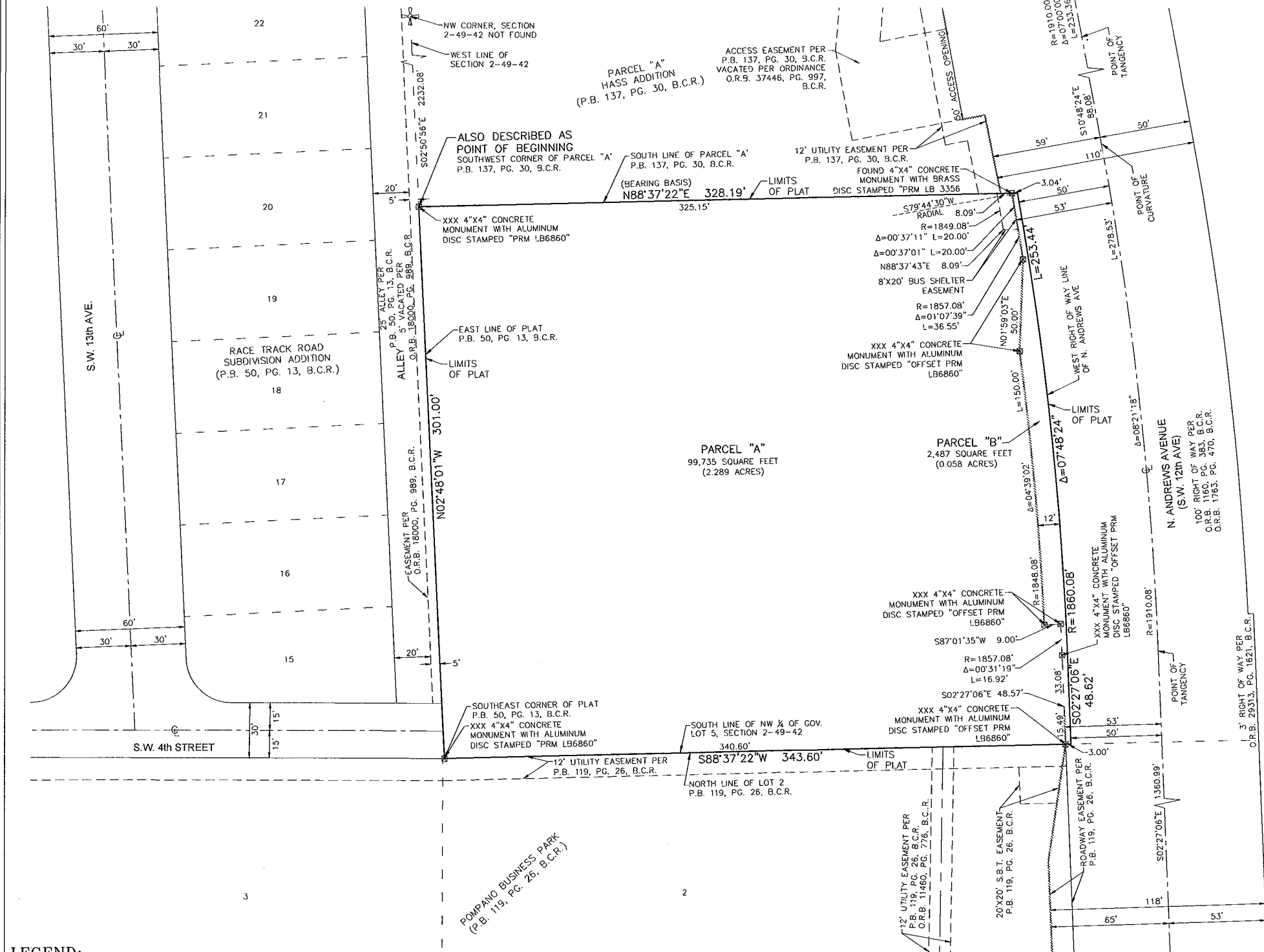
## AREA TABULATION TABLE:

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	99,735	2.289
PARCEL "B"	2,487	0.058
TOTAL	102,222	2.347

## LEGEND:

B.C.R. BROWARD COUNTY RECORDS  
GOV. GOVERNMENT  
L.B. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION  
O.R.B. OFFICIAL RECORDS BOOK  
P.B. PLAT BOOK  
PG. PAGE  
PRM PERMANENT REFERENCE MONUMENT  
S.B.T. SOUTHERN BELL TELEPHONE

R RADIUS  
Δ Δ CENTRAL ANGLE  
L L ARC LENGTH  
C CENTERLINE  
Q QUARTER SECTION CORNER  
S SECTION CORNER  
/// NON VEHICULAR ACCESS LINE



PREPARED BY:

**KEITH**  
301 EAST ATLANTIC BOULEVARD  
POMPAÑO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@KEITHteam.com LB NO. 6860  
036-MP-18