

PREPARED BY:

4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntecheng.com

Certificate of Auth. #7097/LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114

# WESTVIEW PARK OF COMMERCE

A PORTION OF THE NORTH ONE-HALF, (N. 1/2) OF THE NORTHWEST ONE-QUARTER, (N.W. 1/4) OF THE  
NORTHEAST ONE-QUARTER, (N.E. 1/4) OF THE NORTHWEST ONE-QUARTER, (N.W. 1/4) OF SECTION 27-48-42  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

(APRIL, 2020)

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

SHEET 2 OF 2

## PLAT NOTES:

1. 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.

2. GROSS AREA OF PLATTED LANDS IS 195,929 SQUARE FEET (4.4979 ACRES), MORE OR LESS.

3. BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE RELATIVE TO THE SOUTH RIGHT-OF-WAY LINE OF COPANS ROAD, AN ESTABLISHED AND MONUMENTED LINE, HAVING A BEARING OF NORTH 88°35'43" EAST.

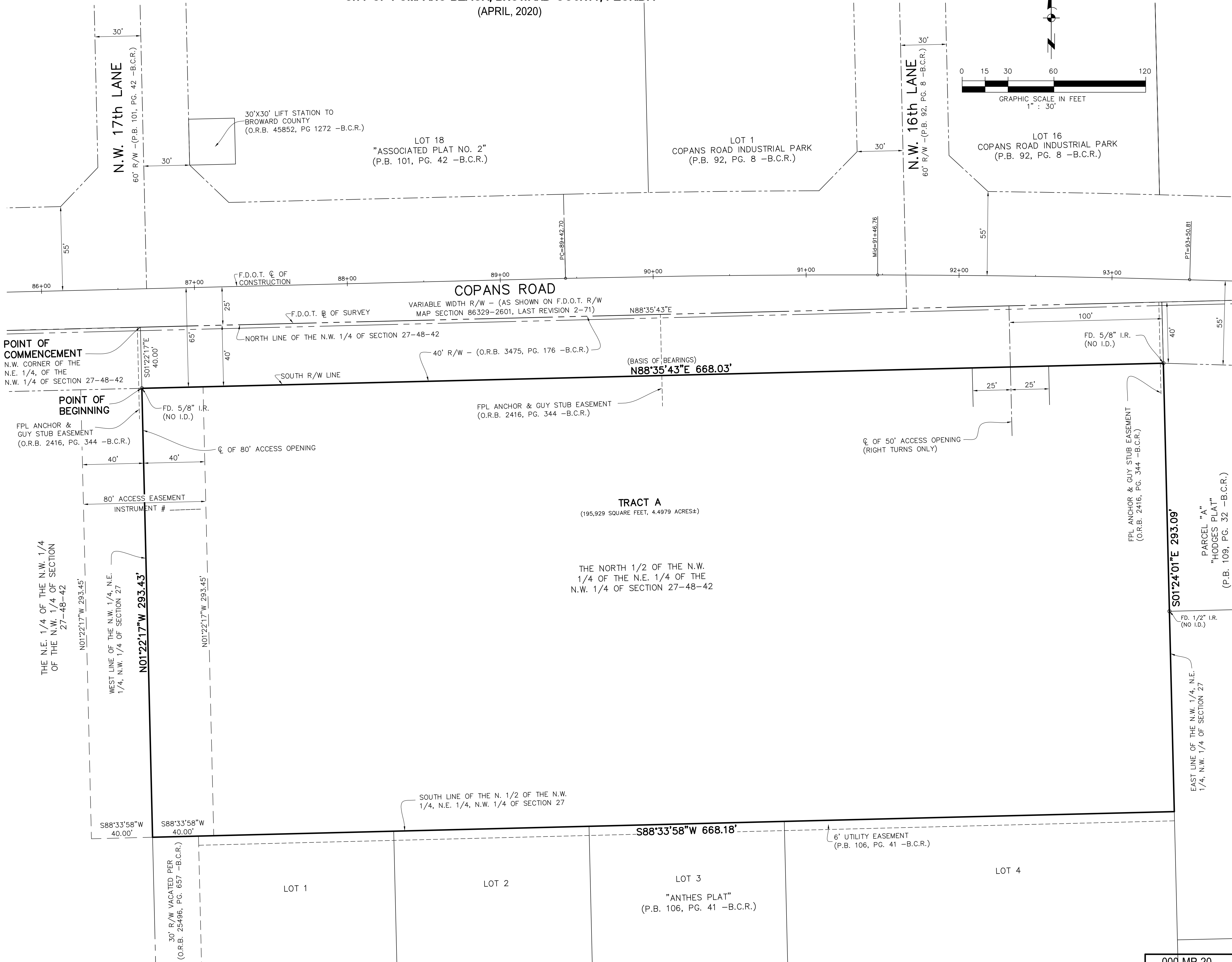
4. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, 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 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.

5. THIS PLAT IS RESTRICTED TO 127,353 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 FREESTANDING OFFICE USES 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. THIS 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 PLAT, REGARDING HAZARDS TO AIR NAVIGATION.

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



## KEY TO ABBREVIATIONS LEGEND

C	=	CENTERLINE
B.C.R.	=	BROWARD COUNTY RECORDS
I.R.	=	IRON ROD
O.R.B.	=	OFFICIAL RECORDS BOOK
B	=	BASELINE
FD.	=	FOUND
P.R.M.	=	PERMANENT REFERENCE MONUMENT (4" x 4" x 24" CONCRETE MONUMENT & 1 1/4" ALUMINUM DISC WITH LB7019 PRM) (UNLESS NOTED OTHERWISE)
NO.	=	NUMBER
PG.	=	PAGE
P.B.	=	PLAT BOOK
LB	=	LICENSED BUSINESS
R/W	=	RIGHT-OF-WAY
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
PT	=	POINT OF TANGENCY
PC	=	POINT OF CURVATURE
FPL	=	FLORIDA POWER & LIGHT COMPANY
ID	=	IDENTIFICATION

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