

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 4 OF 7

**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.

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

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. 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.

THE PLAT IS RESTRICTED TO 750 MULTI-FAMILY RESIDENTIAL UNITS (OF WHICH NO MORE THAN 100 MAY BE TOWNHOMES), 60,000 SQUARE FEET OF COMMERCIAL USES, 150,000 SQUARE FEET OF GOVERNMENT OFFICE AND MUNICIPAL CIVIC CENTER AND 200 HOTEL ROOMS.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.f DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

<u>PARCEL NAME</u>	<u>SQUARE FOOTAGE</u>	<u>ACREAGE</u>
PARCEL "A"	654,684	15.032
PARCEL "B"	550	0.010
PARCEL "C"	1,872	0.043
TOTAL	657,106	15.085

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