

PLAT BOOK _____ PAGE _____
SHEET 5 OF 7

NOTICE:

PLAT NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED
MERIDIAN ALONG THE NORTH LINE OF THE SOUTHWEST
ONE-QUARTER (SW. 1/4) OF SECTION 35, TOWNSHIP 48
SOUTH, RANGE 4 2EAST, SOUTH 87°57'46" WEST.

ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, CABLE TELEVISION, AND SIMILAR UTILITIES, SHALL BE PLACED UNDERGROUND.

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.

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 2.1.f DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

B.C.R.	BROWARD COUNTY RECORDS
D.B.	DEED BOOK
D.C.R.	DADE COUNTY RECORDS
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
F.E.C.	FLORIDA EAST COAST
FP&L	FLORIDA POWER & LIGHT COMPANY
ID.	IDENTIFICATION
L.B.	FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
M.M.B.	MISCELLANEOUS MAP BOOK
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PG.	PAGE
PRM	PERMANENT REFERENCE MONUMENT
R.W.M.B.	RIGHT OF WAY MAP BOOK
###	NON VEHICULAR ACCESS LINE
U	CENTERLINE

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