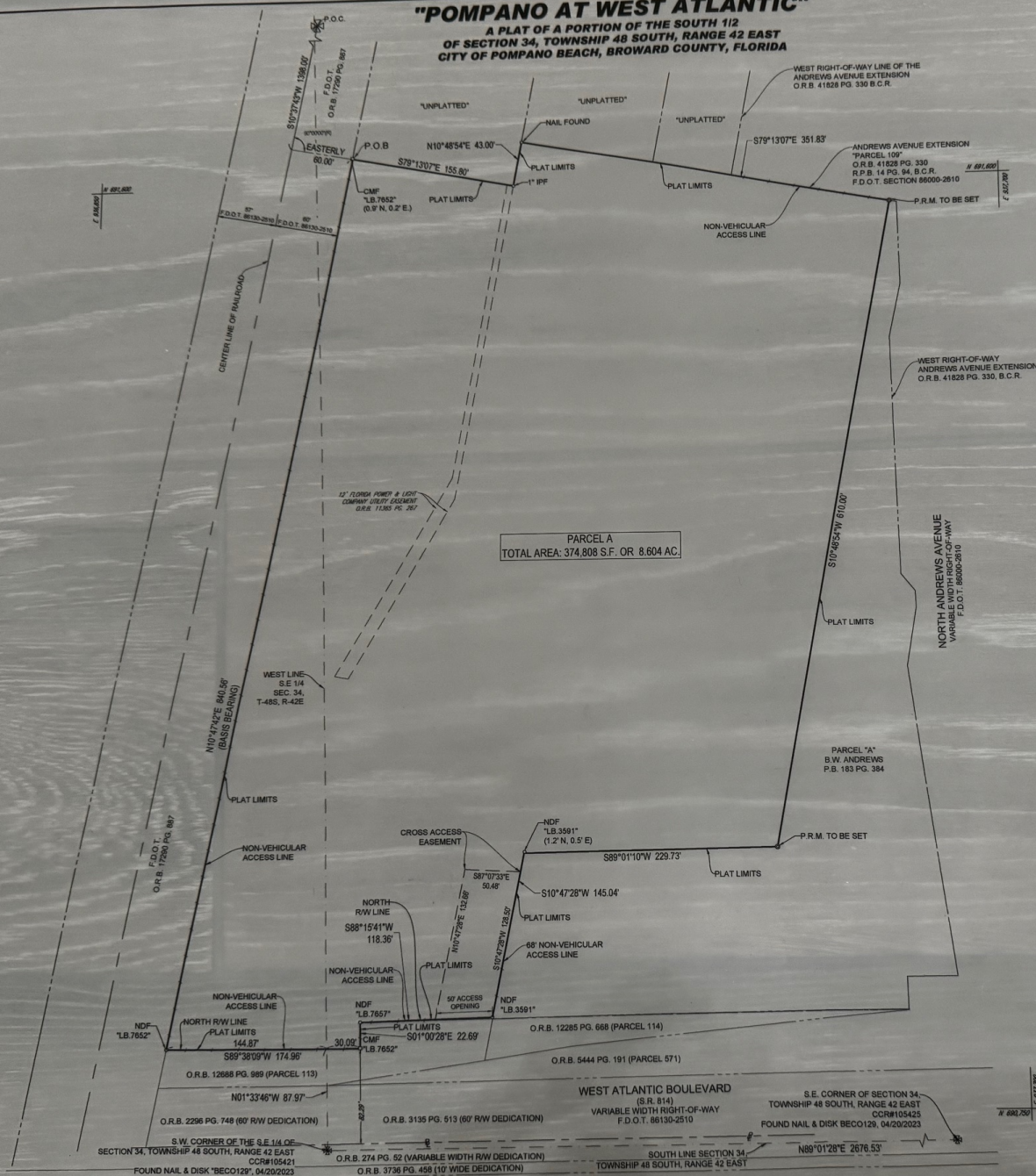


"POMPANO AT WEST ATLANTIC"

A PLAT OF A PORTION OF THE SOUTH 1/2
OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



- SURVEYOR'S NOTES:**
- 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ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE SUPERSEDED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.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 BROWARD COUNTY, FLORIDA.
 - THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983-2011 ADJUSTMENT, HOLDING THE NORTHWEST CORNER OF THE SUBJECT PROPERTY, AS BEING NORTH 10°47'42" EAST.
 - THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.081, SUBSECTION (9), 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.
 - THIS PLAT IS RESTRICTED TO A 176,409 SQUARE FOOT WAREHOUSE.
- 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 THEREO ARE SOLELY INDICATING THE APPROVE DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS RESTRICTION IN FAVOR OF PROPERTY OWNERS INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- OF ELECTRICITY,**
- ALL FACILITIES FOR DISTRIBUTION, TELEPHONE AND CABLE SHALL BE INSTALLED UNDERGROUND.

LEGEND

	PLSS CORNER
	SQUARE FOOT
	ACRE
	RIGHT-OF-WAY
	BASE LINE
	PLAT BOOK
	FLORIDA DEPARTMENT OF TRANSPORTATION
	OFFICIAL RECORD BOOK
	PAGE
	ROAD PLAT BOOK
	BROWARD COUNTY RECORD
	NORTH
	SOUTH
	EAST
	WEST
	SECTION
	TOWNSHIP
	RANGE
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	CONCRETE MONUMENT FOUND
	IRON PIPE FOUND
	CAPPED IRON REBAR FOUND
	PERMANENT REFERENCE MONUMENT (SIF: IRON ROD W/ BOHLER CAP "LB 8085 P.R.M.")
	CERTIFIED CORNER RECORD
	FOUND NAIL & DISK
	STATE ROAD
	LICENSED BUSINESS

