

INSTR #117440319  
Plats 183/474 PLAT BOOK 183 PAGE 476

A RE-PLAT OF A PORTION OF PARCEL "A", AND ALL OF PARCELS "B", "C", "D", AND "E", PART OF A BUDGET PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 173, PAGE 56 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

*SHEET 3 OF 4*

**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 2" ALUMINUM DISC STAMPED KEITH PRM LB686 (UNLESS NOTED OTHERWISE).

BEARING SHOWN HEREON IN PARENTHESES (N00°00'00"E) ARE FROM THE BUDGET PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGES 56 & 57, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE  $\frac{1}{4}$ ) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING NORTH 01°26'36" WEST.

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 REPAIRS. IF A CABLE TELEVISION COMPANY DOES NOT APPLY TO OBTAIN EASEMENTS GRANTED TO OR FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER 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.

THIS PLAT IS RESTRICTED TO DRAINAGE ON PARCEL A AND 500,000 SQUARE FEET OF INDUSTRIAL USE ON PARCEL B.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE 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 PLAT  
REGARDING HAZARDS TO AIR NAVIGATION.

THIS PLAT IS SUBJECT TO EASEMENT RECORDED IN INSTRUMENT #116807364, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## AREA TABULATION TABLE:

<u>PARCEL NAME</u>	<u>SQUARE FOOTAGE</u>	<u>ACREAGE</u>
PARCEL "A"	29,553	0.678
PARCEL "B"	814,434	18.697
TOTAL	843,987	19.375

LEGEND:

B.C.R.  
 (D)  
 D.B.  
 (F)  
 FDOT  
 F.E.C.  
 FND.  
 FF&L  
 LB  
  
 O.R.B.  
 P.B.  
 PG.  
 PGS.  
 PRM  
  
 ~~~~~  
 Q  
 ~~~~~  
 SECTION CORNER  
 QUARTER CORNER  
  
 BROWARD COUNTY RECORDS  
 PER RECORD DEEDS  
 DEED BOOK  
 FIELD MEASUREMENT  
 FLORIDA DEPARTMENT OF TRANSPORTATION  
 FLORIDA EAST COAST  
 FOUND  
 FLORIDA POWER & LIGHT  
 FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER  
 SERVICES CERTIFICATE OF AUTHORIZATION LICENSED  
 BUSINESS DESIGNATION  
 OFFICIAL RECORDS BOOK  
 PLAT BOOK  
 PAGE  
 PAGES  
 PERMANENT REFERENCE  
 MONUMENT  
 LIMITED ACCESS LINE  
 CENTERLINE  
  
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