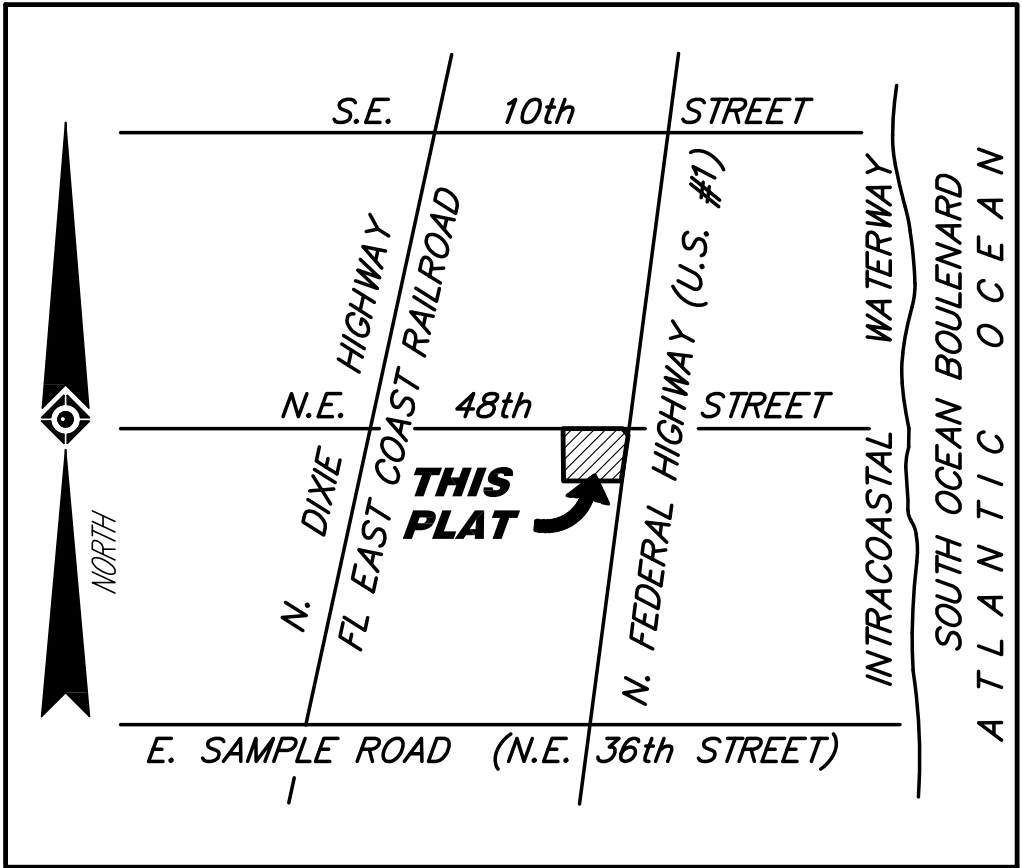
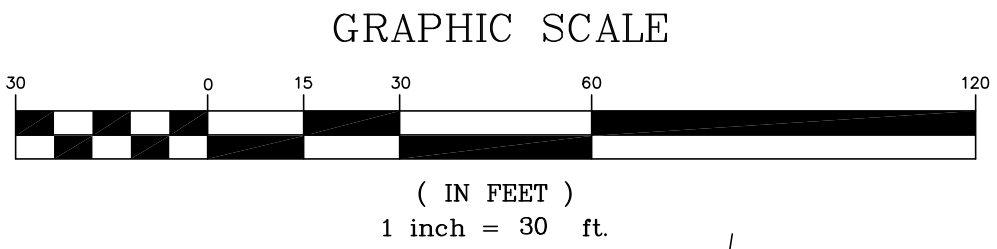






**"THIEME 4791"**  
**A PLAT OF A PORTION OF THE**  
**NORTHWEST ONE-QUARTER (NW 1/4) OF**  
**SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST**  
**CITY OF POMPANO BEACH,**  
**BROWARD COUNTY, FLORIDA**  
**SEPTEMBER 2024**



LOCATION MAP  
NOT TO SCALE

**NORTH FEDERAL HIGHWAY RIGHT-OF-WAY NOTES:**

- 1) 66' RIGHT-OF-WAY (DEED BOOK 153, PG. 35, B.C.R.) LIES WITHIN 120' R/W FOR N. FEDERAL HIGHWAY.
- 2) RIGHT-OF-WAY (DEED BOOK 572, PG. 144, B.C.R.) LIES WITHIN R/W FOR N. FEDERAL HIGHWAY.
- 3) 120' RIGHT-OF-WAY (R/W BOOK 3, PG. 6, B.C.R.) LIES WITHIN 120' R/W FOR N. FEDERAL HIGHWAY.
- 4) RIGHT-OF-WAY (R/W BOOK 3, PG. 5, B.C.R.) LIES WITHIN 120' R/W FOR N. FEDERAL HIGHWAY.

**SURVEYOR'S 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 and additional restrictions that are not recorded on this plat per Chapter 177.091, Subsection (27), Florida Statutes, that may be found in the public records of Broward County, Florida.
2. Bearing shown refer to an assumed datum, and assume the South right-of-way line of N.E. 48th Street, being a line 35.00 feet South of and parallel with the North line of Section 18-48-43, as North 89°59'06" East, as referenced by monumentation as shown hereon.
3. 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 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.

**RESTRICTIVE NOTE:**

This Plat is restricted to 4,325 square feet of Animal Hospital and 5,175 square feet of Commercial use.

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 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.

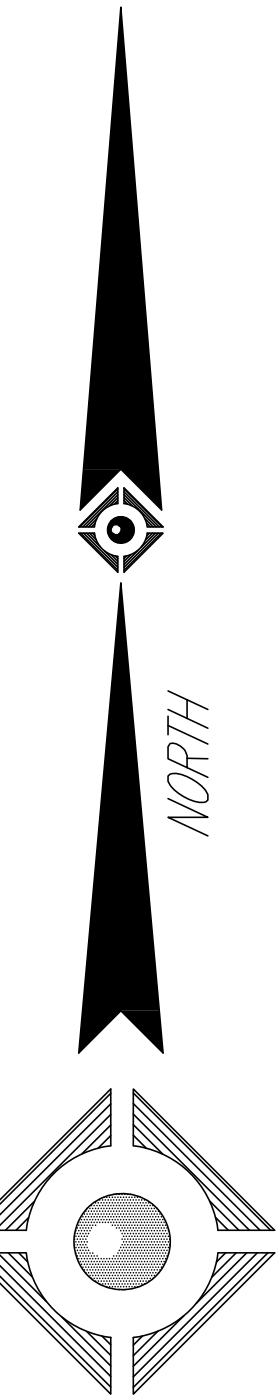
**CITY OF POMPANO BEACH PLAT RESTRICTION**

All facilities for the distribution of electricity, telephone and cable television shall be installed underground.

**LEGEND:**

- P.R.M. — indicates Permanent Reference Monument (4"x4"x24" Concrete monument w/brass disk stamped "McLaughlin Eng. Co."—L.B. 285)
- OFFSET P.R.M. — P.R.M. #285, found on an offset in impervious surface.
- ⊙ N.I.C. P.R.M. — indicates Nail in Cap #285, offset in impervious surface.
- NO. — indicates number
- L.B. — indicates Licensed Business Number
- P.B., PG. — indicates Plat Book & Page
- B.C.R. — indicates Broward County Records
- O.R., PG., — indicates Official Record, Page
- R/W — indicates Right-of-Way

⊕ — indicates centerline



**LEGAL DESCRIPTION:**

A portion of the Northwest one-quarter (NW 1/4) of Section 18, Township 48 South, Range 43 East, Broward County, Florida, more fully described as follows:

Commencing at the Northwest corner of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of said Section 18; thence South 89°59'06" East, on the North line of said Section 18, a distance of 974.52 feet; thence South 00°31'06" East, a distance of 35.00 feet to the Point of Beginning; thence South 89°59'06" East, on a line 35.00 feet South of and parallel with the North line of said Section 18, being the South right-of-way line of N.E. 48th Street, a distance of 208.45 feet; thence South 40°34'11" East, on said South right-of-way line, a distance of 30.38 feet to a point on a curve; thence Southerly on said curve to the left, being on the West right-of-way line of North Federal Highway — U.S. #1 (120.00 feet right-of-way), whose radius point bears South 81°08'29" East, with a radius of 40,004.80 feet, a central angle of 00°12'59", an arc distance of 162.41 feet; thence North 89°59'06" West, on a line 218.60 feet South of and parallel with the North line of said Section 18, being a boundary of Parcel "A", VANTAGE POINT ANNEX, according to the plat thereof, as recorded in Plat Book 130, Page 32, of the public records of Broward County, Florida, a distance of 201.84 feet; thence North 00°31'06" West, on a boundary of said Parcel "A", VANTAGE POINT ANNEX, a distance of 183.61 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida, containing 39,527 square feet or 0.9074 acres more or less.