# BROWARD COUNTY PLAT NO. 2

A REPLAT OF PARCEL "A", NORTH BROWARD DETENTION COMPLEX, (P.B. 127, PG. 25, B.C.R.) AND A REPLAT OF PARCELS "A" AND "B", "NUTTER SUBDIVISION NO. 1", (P.B.113, PG.9, B.C.R.), AND A REPLAT OF PARCEL "A" AND PORTION OF PARCEL "B", BROWARD COUNTY PLAT NO.1 (P.B.107, PG.47, B.C.R.)
IN SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

PREPARED BY:
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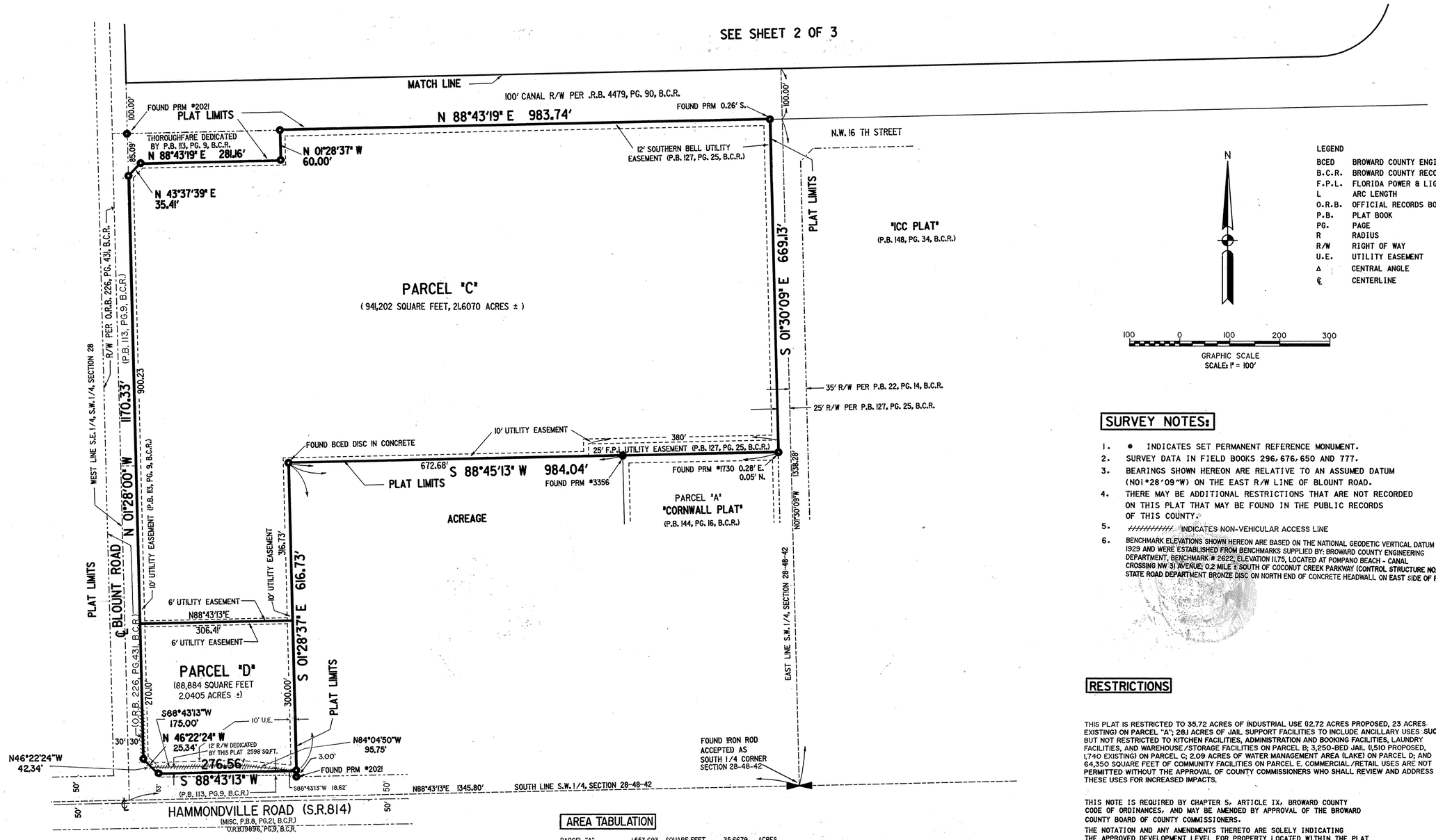
AUGUST 1993
P13058:3058UPL8.DGN




LEGEND

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|---|---|
| BCED | BROWARD COUNTY ENGINEERING DEPARTMENT |
| B.C.R. | BROWARD COUNTY RECORDS |
| F.P.L. | FLORIDA POWER & LIGHT COMPANY |
| L | ARC LENGTH |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |
| PG. | PAGE |
| R | RADIUS |
| R/W | RIGHT OF WAY |
| U.E. | UTILITY EASEMENT |
| Δ | CENTRAL ANGLE |
| ℄ | CENTERLINE |

## SURVEY NOTES:

1. ● INDICATES SET PERMANENT REFERENCE MONUMENT.
2. SURVEY DATA IN FIELD BOOKS 296, 676, 650 AND 777.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM (N01°28'09"W) ON THE EAST R/W LINE OF BLOUNT ROAD.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. //////////// INDICATES NON-VEHICULAR ACCESS LINE
6. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY: BROWARD COUNTY ENGINEERING DEPARTMENT, BENCHMARK # 2622, ELEVATION 11.75, LOCATED AT POMPANO BEACH - CANAL CROSSING NW 31 AVENUE; 0.2 MILE ± SOUTH OF COCONUT CREEK PARKWAY (CONTROL STRUCTURE NO.12), STATE ROAD DEPARTMENT BRONZE DISC ON NORTH END OF CONCRETE HEADWALL ON EAST SIDE OF ROAD.

## RESTRICTIONS

THIS PLAT IS RESTRICTED TO 35.72 ACRES OF INDUSTRIAL USE (12.72 ACRES PROPOSED, 23 ACRES EXISTING) ON PARCEL "A"; 28.1 ACRES OF JAIL SUPPORT FACILITIES TO INCLUDE ANCILLARY USES SUCH AS BUT NOT RESTRICTED TO KITCHEN FACILITIES, ADMINISTRATION AND BOOKING FACILITIES, LAUNDRY FACILITIES, AND WAREHOUSE/STORAGE FACILITIES ON PARCEL B; 3,250-BED JAIL (1,510 PROPOSED, 1,740 EXISTING) ON PARCEL C; 2.09 ACRES OF WATER MANAGEMENT AREA (LAKE) ON PARCEL D; AND 64,350 SQUARE FEET OF COMMUNITY FACILITIES ON PARCEL E. COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

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.

## AREA TABULATION

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| PARCEL "A" | 1,553,693 | SQUARE FEET | 35.6679 | ACRES |
| PARCEL "B" | 1,224,485 | SQUARE FEET | 28.1103 | ACRES |
| PARCEL "C" | 941,202 | SQUARE FEET | 21.6070 | ACRES |
| PARCEL "D" | 88,884 | SQUARE FEET | 2.0405 | ACRES |
| PARCEL "E" | 291,537 | SQUARE FEET | 6.6928 | ACRES |
| R/W (DEDICATED) | 2598 | SQUARE FEET | 0.0596 | ACRES |
| TOTAL | 4,102,399 | SQUARE FEET | 94.1781 | ACRES |

DRC
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08/16/2023