

# "SURGEON COLLISION"

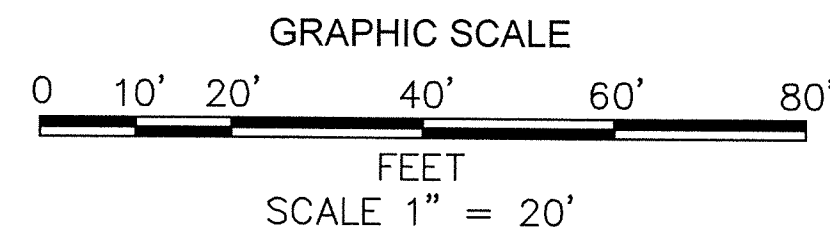
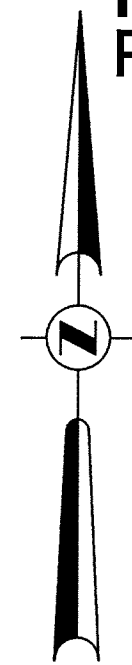
A SUBDIVISION OF A PORTION OF THE LAND LYING IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF GOVERNMENT LOT 4, SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**

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SUNRISE, FLORIDA 33351  
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AUGUST, 2018

PLAT BOOK **183** PAGE **418**  
SHEET 2 OF 2 SHEETS

**INSTR #116685168**  
**Plats 183/417**  
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## LEGEND:

P.R.M. □	PRM	DENOTES: PERMANENT REFERENCE MONUMENTS (SET 4"x4"x24" CONCRETE MONUMENT WITH 1.3" BRASS DISK STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED)
P.C.P. ●	PCP	DENOTES: PERMANENT CONTROL POINT (MAG NAIL WITH 1.3" BRASS DISC STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)
FPL		DENOTES: FLORIDA POWER & LIGHT COMPANY
O.R.B.		DENOTES: OFFICIAL RECORD BOOK
---		DENOTES: NON-VEHICULAR ACCESS LINE
✱		DENOTES: SECTION CORNER
⊙		DENOTES: CENTERLINE
R=		DENOTES: RADIUS
A=		DENOTES: ARC LENGTH
CA=		DENOTES: CENTRAL ANGLE
CB=		DENOTES: CHORD BEARING
CD=		DENOTES: CHORD DISTANCE
R/W		DENOTES: RIGHT-OF-WAY
PG		DENOTES: PAGE
P.B.		DENOTES: PLAT BOOK
✱		DENOTES: QUARTER SECTION CORNER
2-49-42		DENOTES: SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST
(C)		DENOTES: CALCULATED DATA
(M)		DENOTES: FIELD MEASURED DATA
O.R.B.		DENOTES: OFFICIAL RECORDS BOOK
LB		DENOTES: LICENSED BUSINESS
C.S.X.		DENOTES: CHESSEE-SEABOARD MERGER
(M)		DENOTES: FIELD MEASURED DIMENSION

## SURVEYOR'S NOTES:

1) THIS PLAT IS RESTRICTED TO 11,000 SQUARE FEET OF INDUSTRIAL 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 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 2B.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

2) THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED MERIDIAN FOR THE EAST RIGHT-OF-WAY LINE OF THE C.X.S. RAILROAD BEARING N02°45'16"W.

3A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JUNE 11, 2024, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED JUNE 11, 2024, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

4) 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.

5) THE FOLLOWING NOTE IS REQUIRED BY THE CITY OF POMPANO BEACH, "ALL FACILITIES FOR THE DISTRIBUTION OF UTILITIES OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

6) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## 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 THE CITY AND THIS COUNTY.

GOVERNMENT LOT 1  
SECTION 3-49-42

