

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:

1. INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.)
2. THE BEARINGS SHOWN HEREON ARE RELATIVE THE THE FLORIDA EAST STATE PLANE COORDINATE SYSTEM AS DEFINED BY GPS OBSERVATION OF GPS POINTS ESTABLISHED BY THE BROWARD COUNTY DIVISION OF ENGINEERING'S EASTERN BROWARD COUNTY HORIZONTAL GPS COUNTY NETWORK-NAD 83(90). THE BEARING BASE LINE IS THE SOUTH LINE OF THE SOUTH 250' OF THE NORTH 1,235' OF THE EAST 248' OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 49 SOUTH RANGE 42 EAST, BEARING NORTH 88°24'27" EAST AS MEASURED.
3. THE VERTICAL DATUM BASE FOR THIS MAP IS NAVD88, RELATIVE TO BROWARD COUNTY ENGINEERING DEPARTMENT BM # 722 HAVING A RECORDED ELEVATION OF 9.488'NGVD(1929) CONVERTED TO NAVD1988 PER BROWARD COUNTY'S VERTCON SOFTWARE RESULTING IN ELEVATION 7.91' NAVD88.
4. 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 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. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY THEN THE 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

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDINGS THAT THE APPLICATION SATISFIES THE ADEQUATE 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 BROWAARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

THIS PLAT IS RESTRICTED TO 10,000.0 SQUARE FEET OF INDUSTRIAL USE, 15,000.0 SQUARE FEET OF COMMERCIAL USE AND 90,000.0 SQUARE FEET OF SELF STORAGE USE, INDUSTRIAL USES MAY HAVE UP TO 30%-50% ANCILLARY OFFICE OR UP TO 30% ANCILLARY COMMERCIAL/OFFICE USE PER BAY OR SINGLE TENANT BUILDING UPON SATISFACTION OF TRANSPORTATION CONCURRENCY FEES.

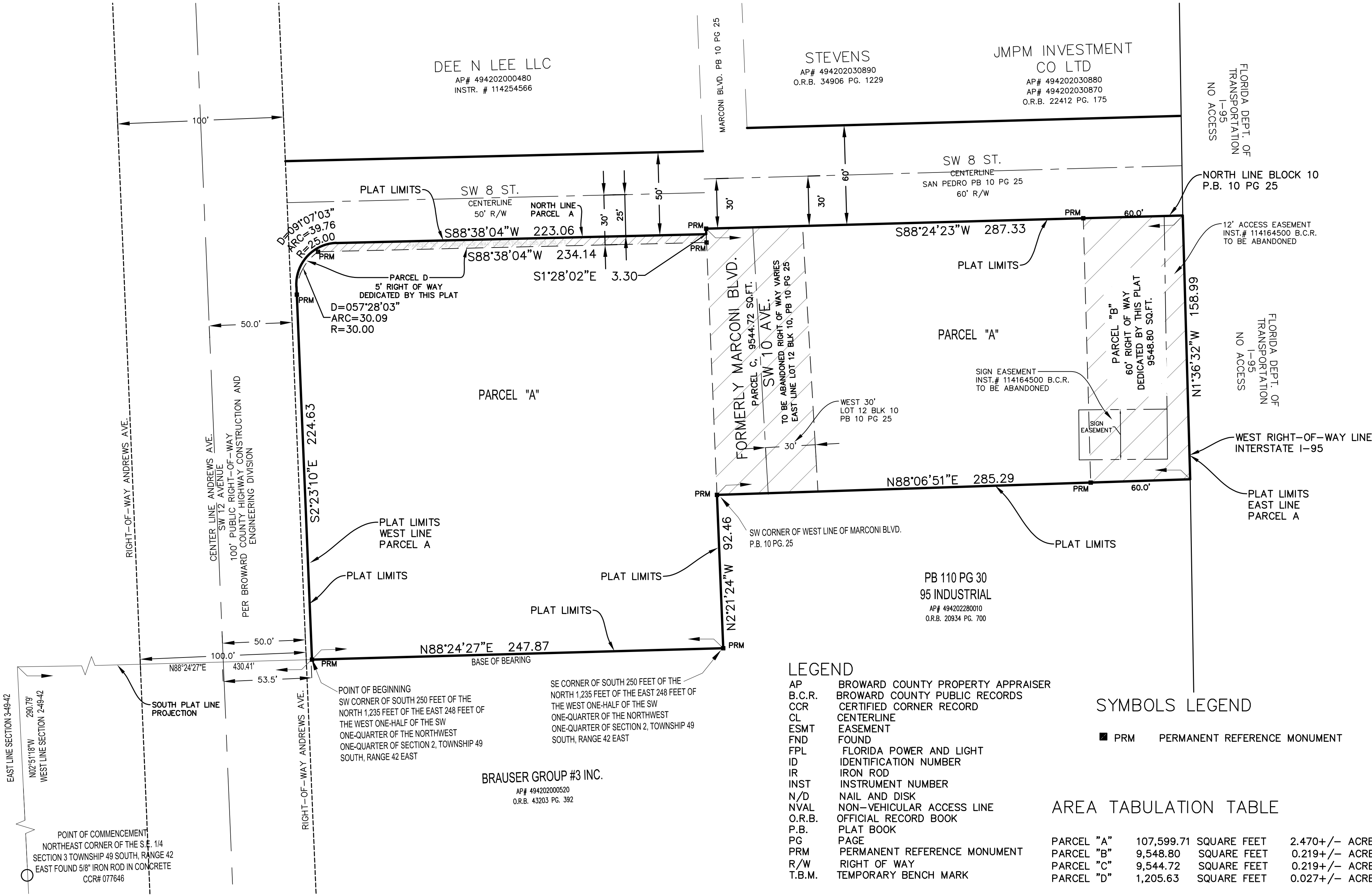
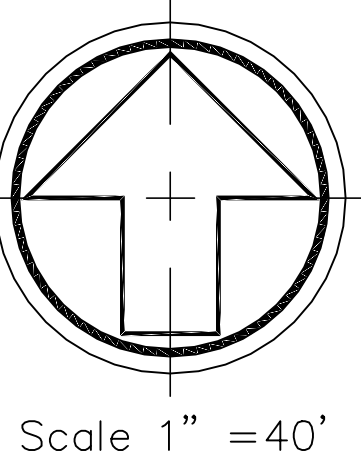
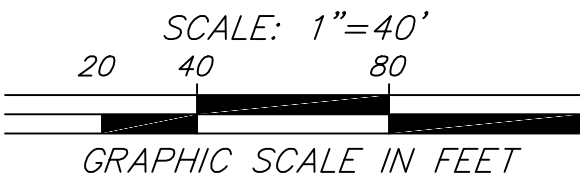
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND 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.

SW 12 AVENUE U-HAUL

A PORTION OF BLOCK 10 OF THE AMENDED PLAT OF FAIRVIEW AS RECORDED IN PLAT BOOK 10 PAGE 25 BROWARD COUNTY FLORIDA PUBLIC RECORDS LYING IN SECTION 2 TOWNSHIP 49 SOUTH, RANGE 42 EAST

PLAT BOOK _____, PAGE _____

SHEET 2 OF 2 SHEETS

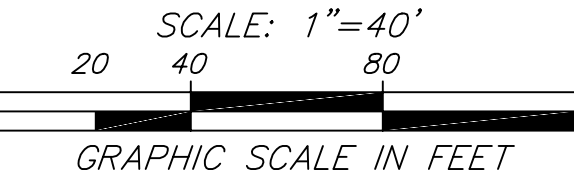


- LEGEND
- AP BROWARD COUNTY PROPERTY APPRAISER
 - B.C.R. BROWARD COUNTY PUBLIC RECORDS
 - CCR CERTIFIED CORNER RECORD
 - CL CENTERLINE
 - ESMT EASEMENT
 - FND FOUND
 - FPL FLORIDA POWER AND LIGHT
 - ID IDENTIFICATION NUMBER
 - IR IRON ROD
 - INST INSTRUMENT NUMBER
 - N/D NAIL AND DISK
 - NVAL NON-VEHICULAR ACCESS LINE
 - O.R.B. OFFICIAL RECORD BOOK
 - P.B. PLAT BOOK
 - PG PAGE
 - PRM PERMANENT REFERENCE MONUMENT
 - R/W RIGHT OF WAY
 - T.B.M. TEMPORARY BENCH MARK

- SYMBOLS LEGEND
- PRM PERMANENT REFERENCE MONUMENT

AREA TABULATION TABLE

PARCEL "A"	107,599.71	SQUARE FEET	2.470+/-	ACRES
PARCEL "B"	9,548.80	SQUARE FEET	0.219+/-	ACRES
PARCEL "C"	9,544.72	SQUARE FEET	0.219+/-	ACRES
PARCEL "D"	1,205.63	SQUARE FEET	0.027+/-	ACRES



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MAY 11, 2021

SURVEYOR'S PROJECT No. 14000016

7/07/2021