

U-HAUL-NORTH POMPANO

A REPLAT OF A PORTION OF TRACT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
RECORDED IN PLAT BOOK B PAGE 164 MIAMI-DADE COUNTY PUBLIC RECORDS, LYING IN THE CITY OF POMPANO BEACH,  
BROWARD COUNTY , FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

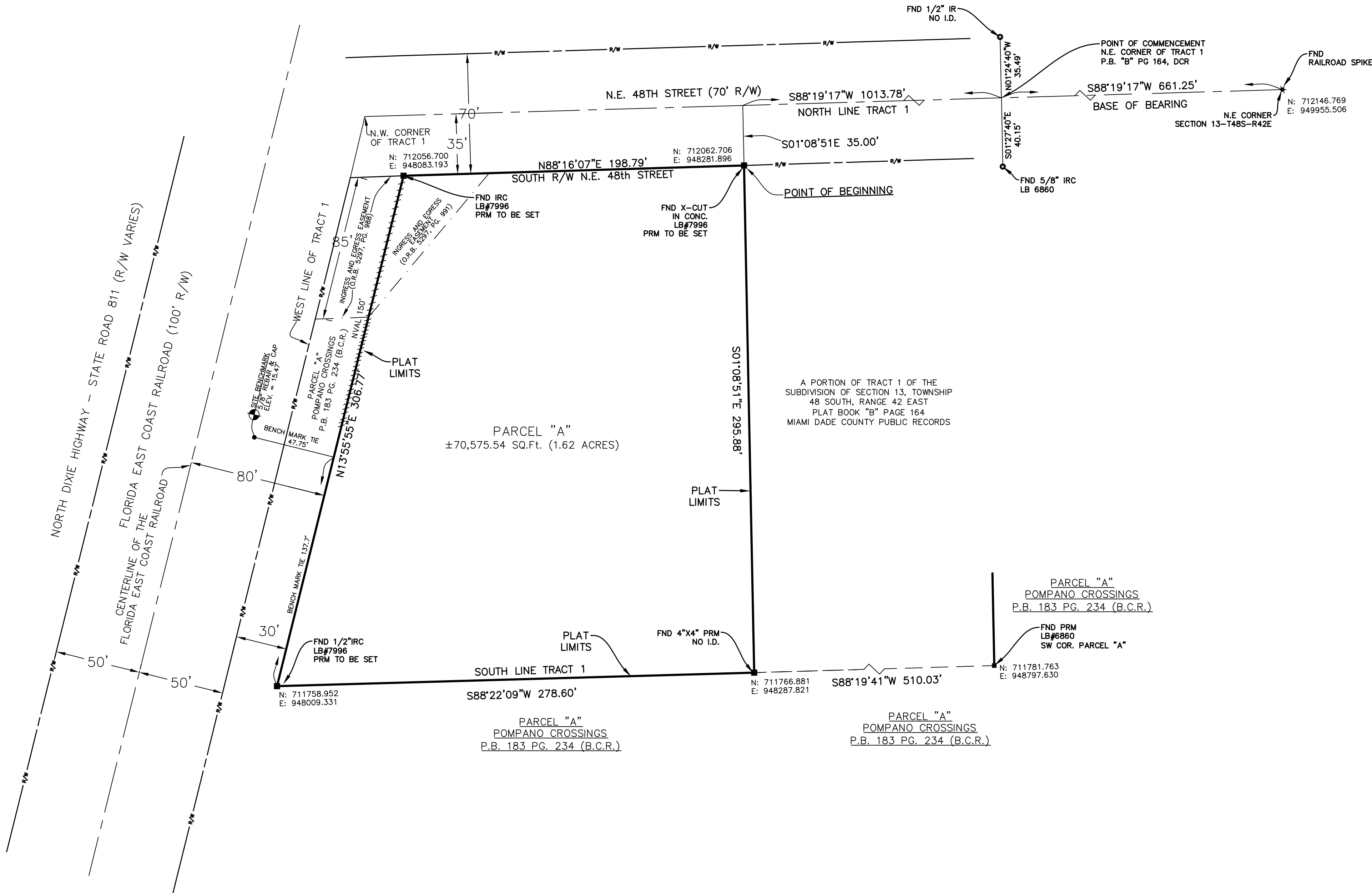
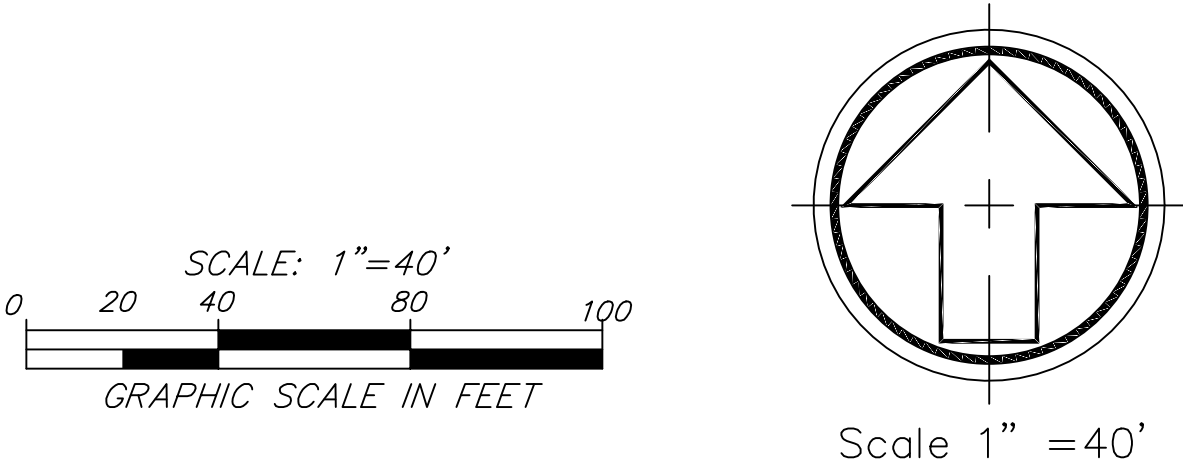
SHEET 2 OF 2 SHEETS

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:

- THIS PLAT BOUNDARY IS BASED ON AN ALTA/NSPS LAND TITLE SURVEY , OF AMERICO ENTITY # 788071, 1120 N.E. 48TH STREET, POMPANO BEACH, FL 33064, PROVIDED BY DEREN LAND SURVEYING, ADDRESSED AT 4605 N.W. 6TH STREET, SUITE H, GAINESVILLE, FL 32609. ALL SURVEY INFORMATION SHOWN ON THIS PLAT WAS ESTABLISHED BY DEREN LAND SURVEYING.
- BEARINGS AND HORIZONTAL DATUM ARE BASED ON NAD83, FLORIDA STATE PLANE, EAST ZONE, U.S. FOOT AS ESTABLISHED BY TRIMBLE "VRS NOW" NETWORK, USING NGS HORIZONTAL CONTROL POINT "N 548" (PID: AJ8791) WHICH IS TOP OF STAINLESS STILL ROD, LOCATED AT LATITUDE 26°18'16.35969Z(N) LONGITUDE 080°09'05.173474(W). BASE OF BEARING IS NORTH LINE OF TRACT 1, I.E. THE NORTH LINE OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST AS BASED ON MONUMENTATION FOUND AT THE NE CORNER OF SECTION 13 AND THE NE CORNER OF TRACT 1, AS SHOW HEREON.
- THE VERTICAL DATUM IS BASED ON NAVD 1988 AS ESTABLISHED BY TRIMBLE "VRS NOW" NETWORK, USING NGS VERTICAL CONTROL POINT "N 548" (PID: AJ8791) AT ELEVATION 11.63'
- 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.
- THIS PLAT IS RESTRICTED TO 17,000 SQUARE FEET OF INDUSTRIAL USE AND 4,000 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 ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE SHALL BE INSTALLED UNDERGROUND.



AP	BROWARD COUNTY PROPERTY APPRAISER
B.C.R.	BROWARD COUNTY PUBLIC RECORDS
CCR	CERTIFIED CORNER RECORD
CL	CENTERLINE
CONC	CONCRETE
DCR	DADE COUNTY RECORDS
ESMT	EASEMENT
FND	FOUND
ID	IDENTIFICATION NUMBER
IR	IRON ROD
IRC	IRON ROD & ID CAP
LB	LICENSE OF BUSINESS
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 OR APPROPRIATE ALTERNATIVE MONUMENTATION TO BE SET, LB#6456
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PLAT NO. 26, 2021  
SURVEYOR'S PROJECT NO. 1085A.00

PZ21-1400018

1/26/2022