

# NEW ADVENTURE

A SUBDIVISION OF A PORTION OF S.W. 1/4 OF SECTION 35,  
TOWNSHIP 48 S RANGE 42 E. CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

Plat Book \_\_\_\_\_ Page \_\_\_\_\_

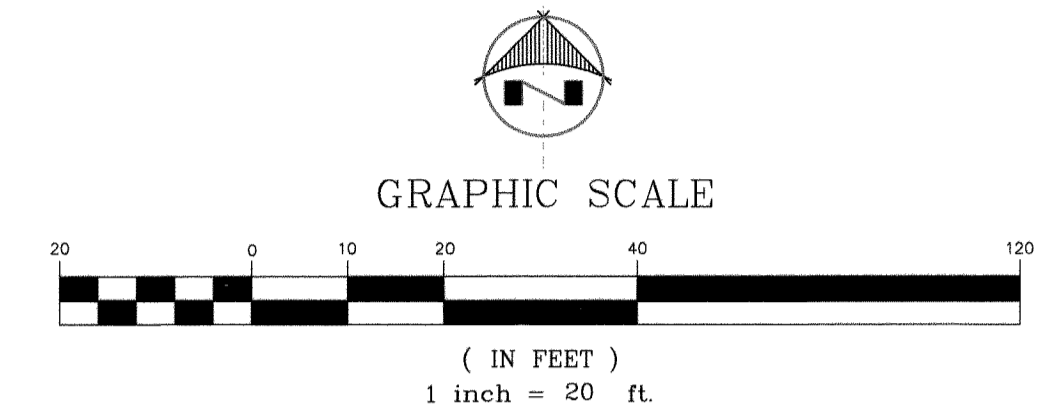
SHEET 2 OF 2

PREPARED BY:  
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**SURVEYOR'S NOTES:**

- 1- ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS OTHERWISE NOTED.
- 2- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF N88°12'21"E ALONG THE NORTH LINE N1/2, N1/2, SE 1/4, NE 1/4, SW 1/4 SECTION 35, TOWNSHIP 48 SOUTH RANGE 42 EAST.
- 3- 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.
- 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 EASEMENT 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- ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE SHALL BE INSTALLED UNDERGROUND.
- 6- THIS PLAT IS RESTRICTED TO 8 GARDEN APARTMENTS.



**LEGEND AND ABBREVIATIONS:**

- A.K.A. ALSO KNOWN AS
- ⊕ INDICATES CENTER LINE.
- FND FOUND
- ID IDENTIFICATION NUMBER
- IR IRON ROD
- (M) MEASURED
- N/D NAIL AND DISC
- ORB OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- (R) RECORD
- R/W RIGHT OF WAY
- U.E INDICATES UTILITY EASEMENT
- ± PLUS OR MINUS
- ⊙ P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (SET 4"x4"x24" DISC STAMPED "PRM LB 8064" UNLESS OTHERWISE NOTED)
- P.C.P. DENOTES PERMANENT CONTROL POINT

