

HUNTER'S MANOR COMMUNITY PLAT

A REPLAT OF A PORTION OF BLOCKS 9 AND 11, HUNTER'S MANOR
AS RECORDED IN PLAT BOOK 19, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
2016

PLAT BOOK PAGE
SHEET 3 OF 3 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.

AREA TABULATION TABLE	
PARCEL "A"	6.8223 ACRES (297,178 SQUARE FEET)
PARCEL "B"	2.2638 ACRES (98,613 SQUARE FEET)
THOROUGHFARE DEDICATION	0.5310 ACRES (23,131 SQUARE FEET)
TOTAL	9.6171 ACRES (418,922 SQUARE FEET)
TOTAL NET	9.0861 ACRES (395,791 SQUARE FEET)

ABBREVIATIONS:
AC. ACRES
C. CENTERLINE
E. EASTING COORDINATES
ID. IDENTIFICATION
IR. IRON ROD
IRC. IRON ROD AND CAP
L.B. LICENSED BUSINESS
MAINT. MAINTENANCE
M.B. MAP BOOK
N. NORTHING COORDINATES
N/D. NAIL AND DISC
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PCP. PERMANENT CONTROL POINT
NAIL AND DISC STAMPED "STONER&ASSOC. LB 6633"
PG(S). PAGE(S)
PK. PARKER-KAYLON
P.R.M. PERMANENT REFERENCE MARKER - 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISC STAMPED "PRM LB 6633"
R/W. RIGHT OF WAY
SQ. FT. SQUARE FEET
B. BREAK IN SCALE

SURVEYOR'S NOTES:

- COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/90 AND ARE REFERENCED TO THE FOLLOWING GLOBAL POSITIONING SYSTEM (GPS) HORIZONTAL CONTROL POINTS FROM THE EASTERN BROWARD HORIZONTAL CONTROL NETWORK ESTABLISHED BY BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:
POINT G13: NORTHING 693244.187, EASTING 934336.917 (CERTIFIED CORNER RECORD # 81467)
POINT I13: NORTHING 693296.686, EASTING 939692.295 (CERTIFIED CORNER RECORD # 101296)
- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF N.89°26'18"E. ESTABLISHED BETWEEN POINT G13 (WEST ONE-QUARTER OF SECTION 34-48-42) AND POINT I13 (EAST ONE-QUARTER OF SECTION 34-48-42) THE LINE BETWEEN THESE TWO POINTS BEING COINCIDENT WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST
- STONER & ASSOCIATES, INC. PROJECT NO. 10-7555.
- THE MATHEMATICAL CLOSURE OF THE PLAT BOUNDARY DOES NOT EXCEED THREE HUNDREDTHS (0.03) OF A FOOT.
- THIS PLAT IS RESTRICTED TO 65 SINGLE FAMILY DETACHED UNITS.

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.

- NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.
- A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 2021, 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 BY 2021, 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. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. 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.
- 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 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.
- ALL UTILITIES FOR DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE MUST BE BURIED UNDERGROUND.

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