GRID NORTH PLAT BOOK PAGE HUNTER'S MANOR COMMUNITY PLAT SHEET 3 OF 3 SHEETS A REPLAT OF A PORTION OF BLOCKS 9 AND 11, HUNTER'S MANOR **NOTICE:** AS RECORDED IN PLAT BOOK 19. PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION IN SECTION 34. TOWNSHIP 48 SOUTH. RANGE 42 EAST OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA 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. SCALE: 1" = 40'AREA TABULATION TABLE PARCEL "A" 6.8223 ACRES (297.178 SQUARE FEET) PARCEL "A" DIVINE MINISTRY *ACREAGE* GRAPHIC SCALE PARCEL "B" A PORTION OF THE N.E. 1/4 OF THE S.W.  $\frac{1}{4}$ 2.2638 ACRES (98,613 SQUARE FEET) OF GOD CHURCH" ACREAGE OF THE N.W. 1/4 OF SECTION 34-48-42 THOROUGHFARE DEDICATION 0.5310 ACRES (23,131 SQUARE FEET) *ACREAGE* **ACREAGE** P.B. 179, PG. 128, E. 200.00' OF A PORTION W. 165.80' OF THE E. 365.80' OF A PORTION IFSS THE E. 84.65 AND THE W. 62.45' S. 150.00' OF THE E. 100.00 9.6171 ACRES (418,922 SQUARE FEET) OF THE N.E. 1/4 OF THE S.W. 1/4 OF B.C.R. AND THE S. 15.00' THEREOF OF THE N.E. 1/4 OF THE S.W. 1/4 OF PORTION OF TRACTS OF THE THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 34-48-42 LESS E. 15.00' 9.0861 ACRES (395,791 SQUARE FEET) TOTAL NET THE N.W. 1/4 OF SECTION 34-48-42 R/W LINE 5' QUIT CLAIM DEED PER \_\_\_\_ THE N.W. 1/4 "A" AND "B" O.R.B. 46750, PG. 130 N.W. 9th STREET N.89°09'12"E. 670.308' (6th STREET - P.B. 19, PG. 27, B.C.R.) OF SECTION 34-48-42 ABBREVIATIONS: REVISED PLAT OF A PORTION OF *ACRES* R/W LINE-FND. PK NAIL, HUNTER'S MANOR CENTERLINE R/W LINE— NO ID. P.B. 27, PG. 3, B.C.R. FND. N/D. FASTING COORDINATES KEITH & ASSOCIATES **IDENTIFICATION** N.89℃9'12"E. 🔍 IRON ROD 10' R/W PER → IRON ROD AND CAP 200.000 SET P.R.M LEES OUT PER-SET P.R.M. O.R.B. 16073, PG. 8 THOROUGHFARE DEDICATION > LICENSED BUSINESS C N OFFSET INSTRUMENT # 1131108098 OFFSET 0.0294 AC (1,280 SQ. FT.) MAINTENANCE MAINT MARKER MARKER N.0117'46"W. S.0117'44"E. 10' R/W PER-MAP BOOK O.R.B. 22498, PG. 222 NORTHING COORDINATES 10.000' 10.000 NAIL AND DISC OFFICIAL RECORDS BOOK P.B., PLAT BOOK PERMANENT CONTROL POINT NAIL AND DISC STAMPED "STONER&ASSOC. LB 6633" PG(S). PAGE(S)PARKER-KAYLON PERMANENT REFERENCE MARKER - 4"x4"x24" CONCRETE MONUMENT P.R.M. WITH BRASS DISC STAMPED "PRM LB 6633" RIGHT OF WAY SQUARE FEET BREAK IN SCALE SURVEYOR'S NOTES: (NOT A PART OF THIS PLAT) LOT 5 ままに(NOT A PART OF THIS PLAT)」 LOT 4 COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, (NOT A PART OF THIS PLAT) EAST ZONE, NORTH AMERICAN DATUM OF 1983/90 AND ARE REFERENCED TO THE FOLLOWING GLOBAL (NOT A PART OF THIS PLAT) POSITIONING SYSTEM (GPS) HORIZONTAL CONTROL POINTS FROM THE EASTERN BROWARD HORIZONTAL CONTROL NETWORK ESTABLISHED BY BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING BLOCK 11 POINT G13: NORTHING 693244.187, EASTING 934336.917 (CERTIFIED CORNER RECORD # 81467) POINT 113: NORTHING 693296.686, EASTING 939692.295 (CERTIFIED CORNER RECORD # 101296) HUNTER'S MANOR P.B. 19, PG. 27, B.C.R. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF N.89°26'18"E. ESTABLISHED BETWEEN 32 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 9 3. STONER & ASSOCIATES, INC. PROJECT NO. 10-7555. THE MATHEMATICAL CLOSURE OF THE PLAT BOUNDARY DOES NOT EXCEED THREE HUNDREDTHS (0.03) 5. THIS PLAT IS RESTRICTED TO 65 SINGLE FAMILY DETACHED UNITS. 0 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 BLOCK 11 N.W. 8th STREET LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR N.W. 8th STREET OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO OF LOT 1 HUNTER'S MANOR TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT. NORTH LINE -NORTH LINE . 0 O.R.B. 18068, PG. 584 P.B. 19, PG. 27, B.C.R. OF LOT 9 OF LOT 10 6. 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. 2.2638 AC (98,613 SQ. FT.) 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 OCK 2 S SUBDIVIS PG. 47, B. 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 PORTION OF LOT 9 PORTION OF LOT 10 INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY (NOT A PART OF THIS PLAT) (NOT A PART OF THIS PLAT) 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 BLOCK 11 APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND HUNTER'S MANOR 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 P.B. 19, PG. 27, B.C.R. (NOT A PART OF THIS PLAT) AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM (NOT A PART OF THIS PLAT) —10' R/W PER THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN O.R.B. 17568, PG. 187 THE ABOVE REFERENCED TIME FRAME. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER NORTH LINE OF THE --SET P.R.M. / THE SOUTH 100.00' 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS SOUTH 100.00' OF LOT 9 OFFSET OF LOT 10 FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION N.89°26'18"E. 256.002 SERVICES: PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC N.89°26'18"E. | 246.001 TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES SET P.R.M.-THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS PLAT LIMITS -10.001 l: 693368.394 NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR E: 935275.549 ELECTRIC. TELEPHONE. GAS. OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, —THOROUGHFARE MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS **DEDICATION** ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. 0.1158 AC (5,045 SQ. FT.) 9. ALL UTILITIES FOR DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE MUST BE BURIED UNDERGROUND. SET P.R.M.-N. 45°55'46"W. THOROUGHFARE DEDICATION OFFSET MARKER <sup>-</sup>35.128' EAST QUARTER CORNER -0.1158 AC S.01°17'44"E. OF SECTION 34-48-42 -SET P.R.M. -N: 693269.666 10.001 S.89°26'18"W. | 349.318' FOUND 1-1/2" IRON PIPE OFFSET MARKER E: 935405.805 CERTIFIED CORNER RECORD # 101296 128.906 WEST QUARTER CORNER OF SECTION 34-48-4 PLAT LIMITS -−N: 693265.902 E: 935021.823 🗧 N: 693296.686; E: 939692.295 FOUND NAIL AND DISC (ILLEGIBLE)
CERTIFIED CORNER RECORD # 081467 N.W. 7th STREE S.89°26'18"W. N.89°26'18"E. A 4014.435' 384.000 15' R/W (PER P.B. 19, PG. 27, B.C.R.) OF SECTION 34-48-42 (5th STREET - P.B. 19, PG. 27, B.C.R.) 15' R/W (PER P.B. 19, PG. 27, B.C.F. N.89°26'18"E. ∧ 67Ö.278' NORTH LINE OF THE S.W. 1/4\_ ORIGINAL NORTH LINE SET P.C.P. PREPARED BY: N: 693257.334 E: 935678.053 OF LOT 1, BLOCK 5 OF SECTION 34-48-42 E: 934336.917 N: 693250.757 STONER & ASSOCIATES, Inc. HUNTER'S MANOR. THOROUGHFARE DEDICATION 0.3858 AC (16,806 SQ.FT.) E: 935007.162 PLAT LIMITS-−N: 693235.907 E: 935022.515 S.01°20'46"E. P.B. 19, PG. 27, B.C.R. SURVEYORS - MAPPERS E: 935534.491 N.89°26'18"E. 476.655 Florida Licensed Surveying and Mapping Business No. 6633 TEL (954) 585-0997 www.stonersurvevors.com MATCH LINE (SEE SHEET 2 OF 3) 4341 S.W. 62nd AVENUE, TOWN OF DAVE,

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