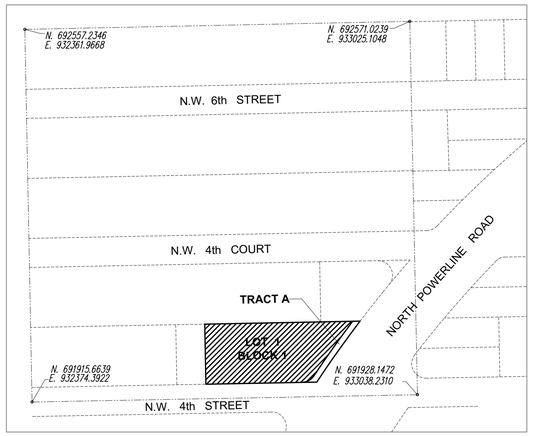
"IMECA "

A Subdivision of a portion of Southeast 1/4, of Section 33, Township 48 South, Range 42 East, lying and being in City of Pompano Beach, Broward County, Florida.

PLAT BOOK_____ AND PAGE_____
(SHEET 2 OF 2)

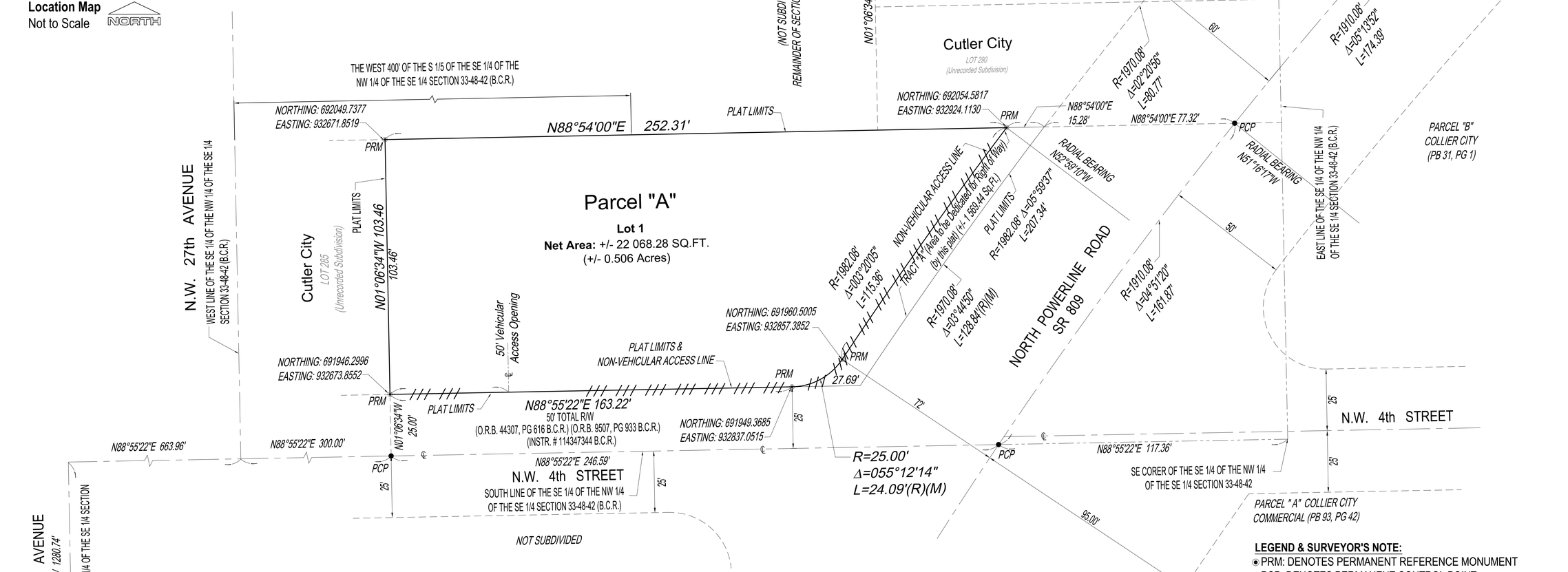


Location Map
Not to Scale
NORTH

Prepared By:
Bello & Bello Land Surveying Corporation
12230 S.W. 131 Avenue, Suite 201, Miami, Florida 33186
www.bellolandsurveying.com

NORTH

20' 0 10' 20'
GRAPHIC SCALE (IN FEET)
1 INCH = 20 FEET



LEGAL DESCRIPTION:

Lots 286 and 287, of the unrecorded plat of **COLLIER CITY LOTS**, described as follows: The East 100 feet of the West 400 feet of the South 1/5 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 48 South, Range 42 East; less the South 25 feet thereof, of the Public Records of Broward County, Florida.

AND

Lots 288 and 289 of the unrecorded plat **COLLIER CITY LOTS**, being more particularly described as the South 1/5 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 48 South, Range 42 East, less the West 400 feet thereof, and also less the South 25 feet thereof for road right-of-way, all lying Northwesterly of the Northwesterly right-of-way line of Powerline Road as shown on the Department of Transportation Right-of-way Map, Section 86550-2606, Sheet 2 of 5 Sheets, dated 4/23/2071, and recorded in Right-of-Way Map Book 8, page 29, Broward County, Florida.

PLAT RESTRICTIONS:

(1) This plat is restricted to Commercial Use.
(2) 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.
(3) Any structure within this plat must comply with Section 2(1)(F), development review requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
(4) That Tract "A" as shown hereon, is dedicated to the Public for Right of Way of Powerline Road.

SURVEYOR'S NOTE:

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 Broward County, Florida.

LEGEND & SURVEYOR'S NOTE:

- ⊙ PRM: DENOTES PERMANENT REFERENCE MONUMENT
- ● PCP: DENOTES PERMANENT CONTROL POINT
- SQ.FT.: DENOTES SQUARE FEET
- PB: DENOTES PLAT BOOK
- PG: DENOTES PAGE
- ℄: DENOTES CENTER LINE
- R/W: DENOTES RIGHT-OF-WAY
- SR: DENOTES STATE ROAD
- R: DENOTES RADIUS
- Δ: DENOTES DELTA
- L: DENOTES ARC LENGTH
- SEC. 33-48-42: DENOTES SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST
- BEARINGS AS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN ALONG THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 SECTION 33-48-42 (CENTER LINE OF N.W. 4TH STREET) BEARING: N88°55'22"E

DRC
PZ20-14000016
10/20/2021