



"POMPANO AT WEST ATLANTIC"

A PLAT OF A PORTION OF THE SOUTH 1/2
OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 2 OF 2

SURVEYOR'S NOTES:

1) 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 BROWARD COUNTY, FLORIDA.

2) THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 -2011 ADJUSTMENT, HOLDING THE NORTHWEST LINE OF THE SUBJECT PROPERTY, AS BEING NORTH 10°47'42" EAST.

3) 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 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.

4) THIS PLAT IS RESTRICTED TO A 176,408 SQUARE FOOT WAREHOUSE.

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 APPROVE DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS RESTRICTION IN FAVOR OF PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

5) ALL FACILITIES FOR DISTRIBUTION, TELEPHONE AND CABLE SHALL BE INSTALLED UNDERGROUND.

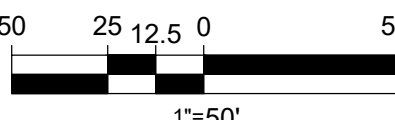
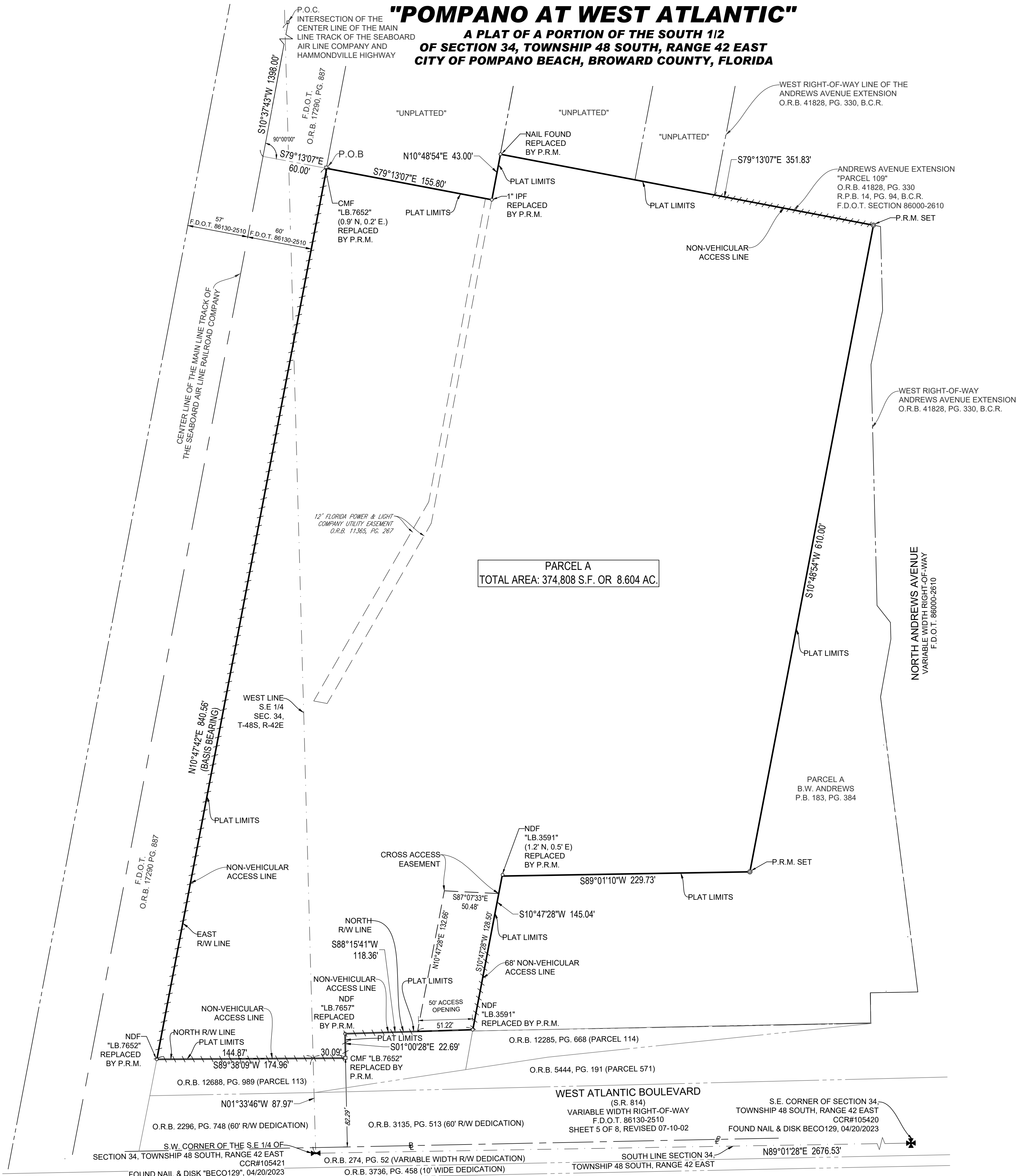
LEGEND

	SECTION CORNER
	1/4 SECTION CORNER
S.F.	SQUARE FOOT
AC.	ACRE
R/W	RIGHT-OF-WAY
	BASE LINE
P.B.	PLAT BOOK
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
R.P.B.	ROAD PLAT BOOK
B.C.R.	BROWARD COUNTY RECORD
N	NORTH
S	SOUTH
E	EAST
W	WEST
SEC.	SECTION
T	TOWNSHIP
R	RANGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIPE FOUND
CCR	CERTIFIED CORNER RECORD
NDF	FOUND NAIL & DISK
FCS	FLORIDA COORDINATE SYSTEM
NAD	NORTH AMERICAN DATUM
S.R.	STATE ROAD
LB.	LICENSED BUSINESS
P.R.M.	PERMANENT REFERENCE MONUMENT (5/8" X 1/8" IRON ROD W/ BRASS CAP STAMPED "P.R.M. BOHLER LB. 8085")

THIS INSTRUMENT WAS PREPARED BY
COLLIN WOODYARD, P.S.M.
OF

BOHLER //

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P&Z

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