

## DOWNTOWN POMPANO PHASE I

A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4)  
OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 3 OF 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.

## PLAT NOTES:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW. 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SOUTH 87°57'46" WEST.

THE FOLLOWING NOTE IS REQUIRED BY 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.

ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, CABLE TELEVISION, AND SIMILAR UTILITIES, SHALL BE PLACED UNDERGROUND.

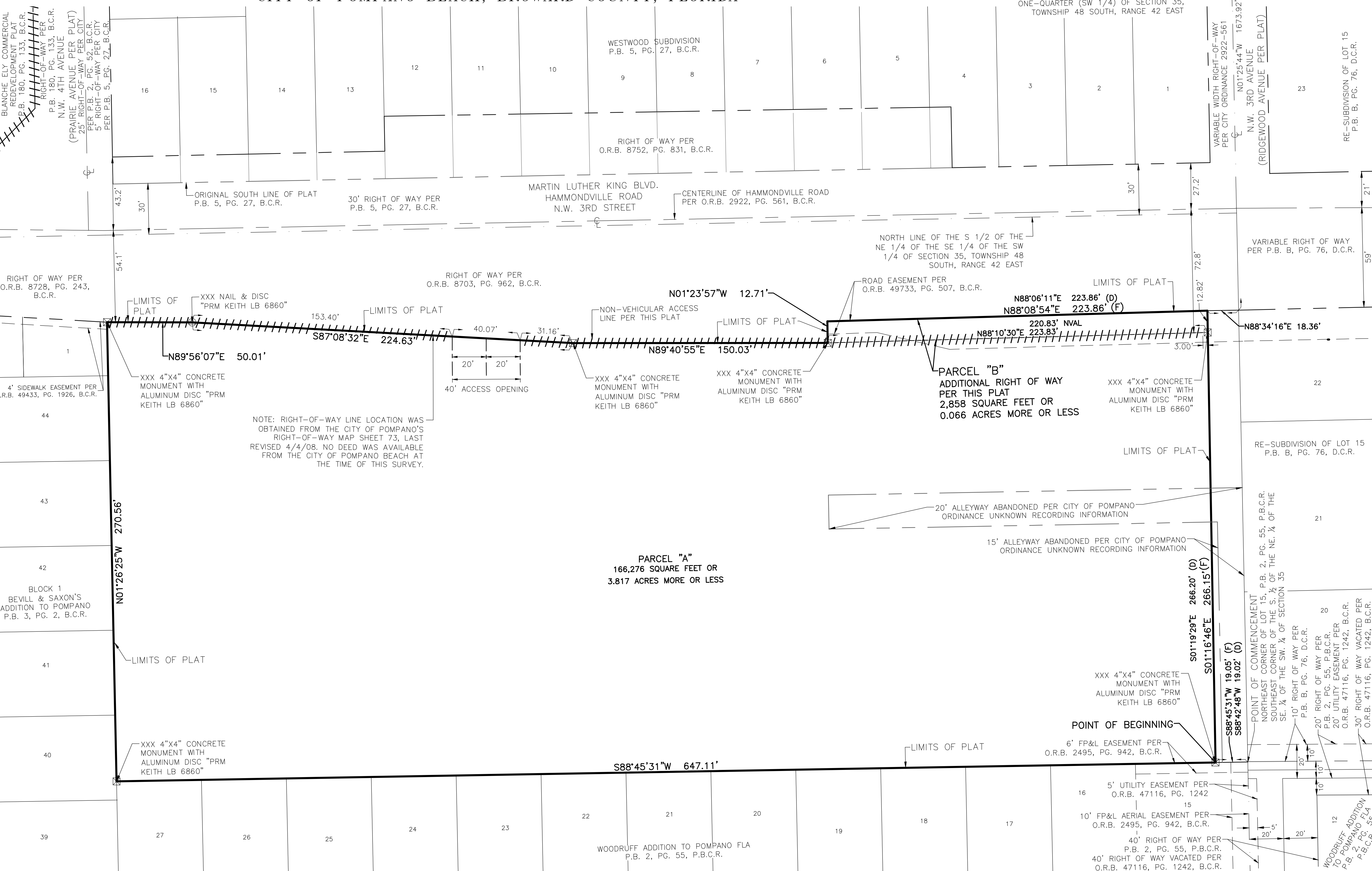
THIS PLAT IS RESTRICTED TO A MAXIMUM OF 600 MULTI-FAMILY RESIDENTIAL UNITS (OF WHICH NO MORE THAN 100 MAY BE TOWNHOMES), 60,000 SQUARE FEET OF COMMERCIAL USES, 150,000 SQUARE FEET OF OFFICE AND/OR GOVERNMENTAL OR CIVIC USES (INCLUDING BUT NOT LIMITED TO A PERFORMING ARTS CENTER, COMMUNITY CENTER, OR CITY HALL), 200 HOTEL ROOMS, AND ASSOCIATED PARKING GARAGES TO SERVE THE PERMITTED USES.

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.

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.

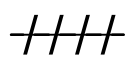
## AREA TABULATION TABLE:

| PARCEL NAME | SQUARE FOOTAGE | ACREAGE |
|-------------|----------------|---------|
| PARCEL "A"  | 166,276        | 3.817   |
| PARCEL "B"  | 2,858          | 0.066   |
| TOTAL       | 169,134        | 3.883   |



## LEGEND:

B.C.R. BROWARD COUNTY RECORDS  
D.C.R. DADE COUNTY RECORDS  
FP&L FLORIDA POWER & LIGHT COMPANY  
ID. IDENTIFICATION  
L.B. FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION  
O.R.B. OFFICIAL RECORDS BOOK  
P.B. PLAT BOOK  
P.B.C.R. PALM BEACH COUNTY RECORDS  
PG. PAGE  
PRM PERMANENT REFERENCE MONUMENT



NON VEHICULAR ACCESS LINE



CENTERLINE



ONE-QUARTER SECTION CORNER



CENTER OF SECTION

## GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

PREPARED BY:



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