

LANIER PLAT

A PLAT OF A PORTION OF THE NW 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST &
A REPLAT OF TRACT A, McDONALDS HAMMONDVILLE, PLAT BOOK 113, PAGE 21, BROWARD COUNTY RECORDS, FLORIDA.

CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

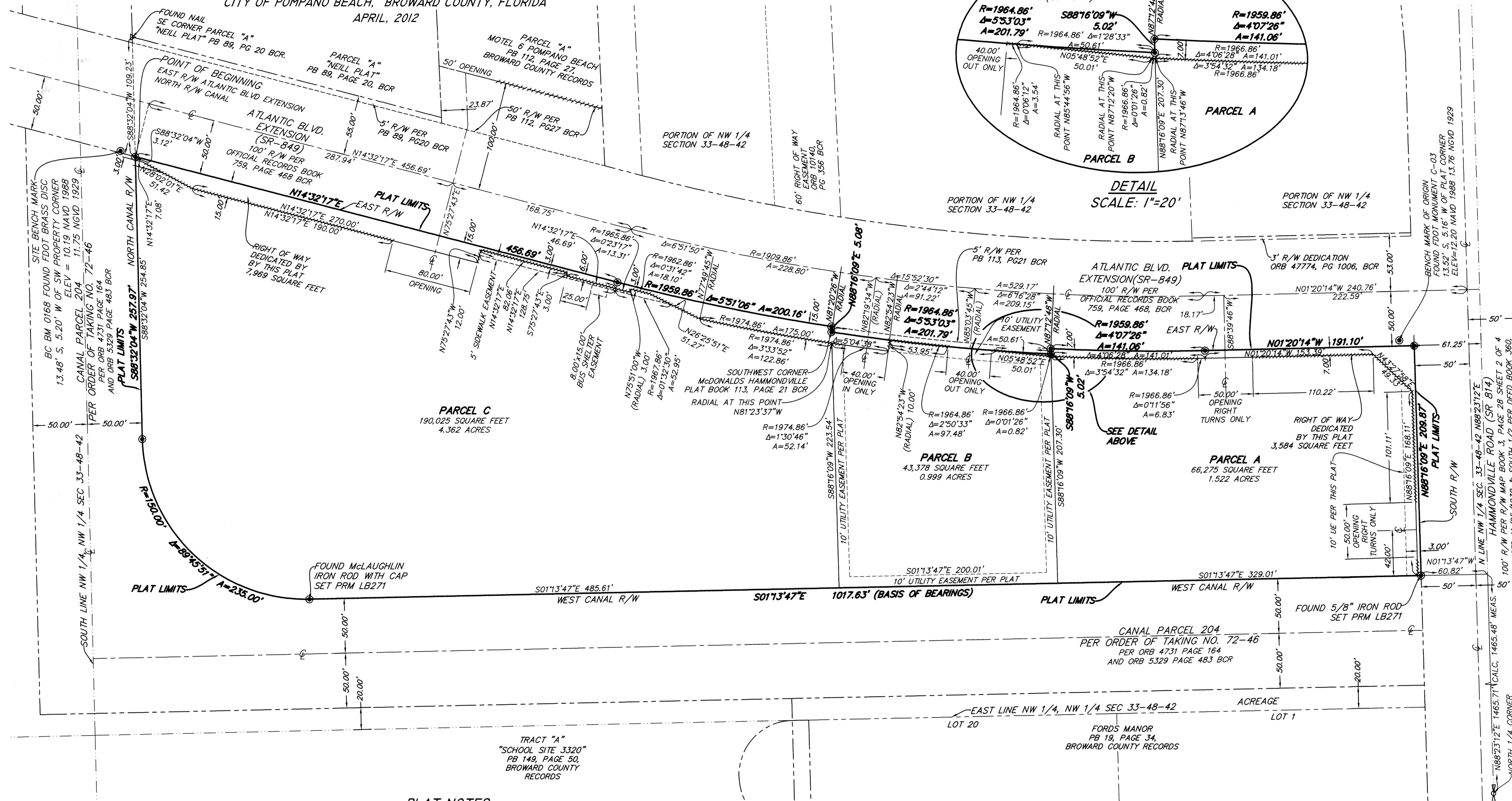
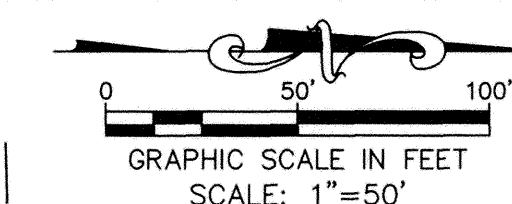
APRIL, 2012

INSTR #111595492

Page2 of 2

PLAT BOOK 180 PAGE 183

SHEET 2 OF 2 SHEETS



SURVEYOR'S NOTES:

- THE BEARINGS REFERENCED HEREIN ARE BASED ON AN ASSUMED BEARING OF SOUTH 01°13'47" ALONG THE WEST RIGHT OF WAY OF CANAL PARCEL 204. MONUMENTATION WAS FOUND AT BOTH ENDS OF THIS BOUNDARY AND REPLACED WITH PRMS AS DEPICTED HEREON.
- THE PRIMARY BENCH MARK ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BRASS DISC IN CONCRETE STAMPED 849-86-08 C-03 LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF ATLANTIC BOULEVARD EXTENSION AND HAMMONDVILLE ROAD, 45 FEET EAST OF THE CENTERLINE OF ATLANTIC BOULEVARD EXTENSION, 63' SOUTH OF THE CENTERLINE OF HAMMONDVILLE ROAD, 13.64' SOUTH AND 4.85 FEET WEST OF THE NORTHWEST CORNER OF THE PLAT BOUNDARY.
- THE SECONDARY BENCH MARK ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD '29) AND ARE BASED ON BROWARD COUNTY BENCH MARK #0168 LOCATED AT CANAL CROSSING NORTHWEST ST AVENUE, 1/4-0.2 MILE SOUTH OF COCONUT CREEK PARKWAY (CONTROL STRUCTURE NO. 12) STATE ROAD DEPARTMENT BRONZE DISC ON NORTH END OF CONCRETE HEADWALL ON EAST SIDE OF ROAD, EL. 11.75'. BASED ON LEVEL LOOP RUN THROUGH THIS BENCH MARK A DIFFERENTIAL OF (-)1.56 FEET EXISTS FROM 1929 TO 1988 DATUM. LOCATED 13.48 FEET SOUTH AND 5.20 FEET WEST OF THE SOUTHWEST CORNER OF THE PLAT BOUNDARY.
- 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:

- THIS PLAT IS RESTRICTED TO 10,000 SQUARE FEET OF COMMERCIAL USE ON PARCEL A; 10,000 SQUARE FEET OF COMMERCIAL USE ON PARCEL B (3,324 SQUARE FEET EXISTING AND 6,676 SQUARE FEET PROPOSED); AND 75,000 SQUARE FEET OF COMMERCIAL USE ON PARCEL C. NO FREE STANDING BANKS OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.I.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

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.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JANUARY 8, 2018, 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
- IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY JANUARY 8, 2018, 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.
- THE FOLLOWING NOTE IS REQUIRED BY THE COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: ALL 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 ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE FOLLOWING NOTE IS REQUIRED BY THE CITY OF POMPAÑO BEACH: "ALL FACILITIES FOR DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE TELEVISION SHALL BE INSTALLED UNDERGROUND."

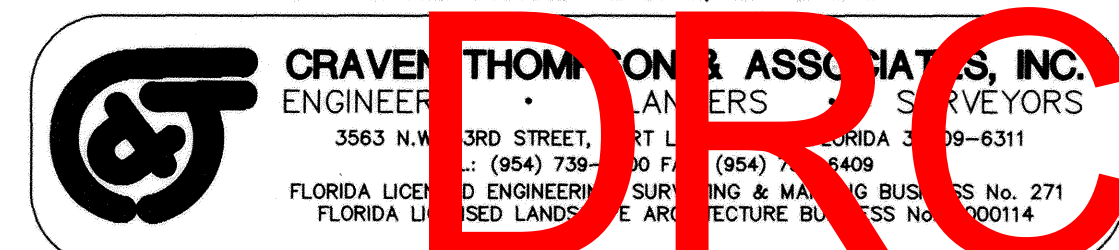
LEGEND

- SET 4" x 4" CONCRETE MONUMENT, MINIMUM LENGTH 24", STAMPED WITH "P.R.M. #LB271" BRASS DISC (UNLESS OTHERWISE NOTED)
- PERMANENT REFERENCE MONUMENT SET NAIL & TAB LB#271 IN FACE OF CURB
- A ARC LENGTH
- BCR BROWARD COUNTY RECORDS
- BCED BROWARD COUNTY ENGINEERING DEPARTMENT
- BM BENCH MARK
- CALC CALCULATED
- Δ DELTA (CENTRAL ANGLE)
- ELEV ELEVATION
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FND FOUND
- LB LICENSED BUSINESS
- MEAS MEASURED
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG PAGE
- PRM PERMANENT REFERENCE MONUMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- R RADIUS
- R/W RIGHT OF WAY
- SEC SECTION
- SF SQUARE FEET
- UE UTILITY EASEMENT PER THIS PLAT
- +++++ NON-VEHICULAR ACCESS LINE

AREA TABULATION

PARCEL A	66,275 SF
PARCEL B	43,378 SF
PARCEL C	190,025 SF
TOTAL (NET) =	299,678 SF
OR 6.815 NET ACRES	
R/W DEDICATION	11,553 SF
TOTAL (GROSS)	311,231 SF
OR 7.145 GROSS ACRES	

PLAT PREPARED BY: DOUGLAS M. DAVE, PSM No. 4343



APRIL, 2012

PZ23-05000005
06/21/2023