



# "COLLIER CITY BSO SUBSTATION PLAT"

A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST  
ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4)  
OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42, EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**

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FEBRUARY 24, 2021

## LEGEND:

A= DENOTES: ARC LENGTH  
CL DENOTES: CENTERLINE  
CA= DENOTES: CENTRAL ANGLE  
LB DENOTES: LICENSED BUSINESS  
O.R.B. DENOTES: OFFICIAL RECORD BOOK  
P.B. DENOTES: PLAT BOOK  
PG. DENOTES: PAGE  
P.R.M.  DENOTES: PERMANENT REFERENCE MONUMENT (SET  
4" X 4" X 24" CONCRETE MONUMENT WITH 2" BRASS  
DISK STAMPED "PRM LB3870")  
R= DENOTES: RADIUS  
R/W DENOTES: RIGHT-OF-WAY  
 DENOTES: SECTION CORNER

## SURVEYOR'S NOTES:

1) THIS PLAT IS RESTRICTED TO 3,030 SQUARE FEET OF POLICE SUBSTATION.

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.

2) ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2B.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

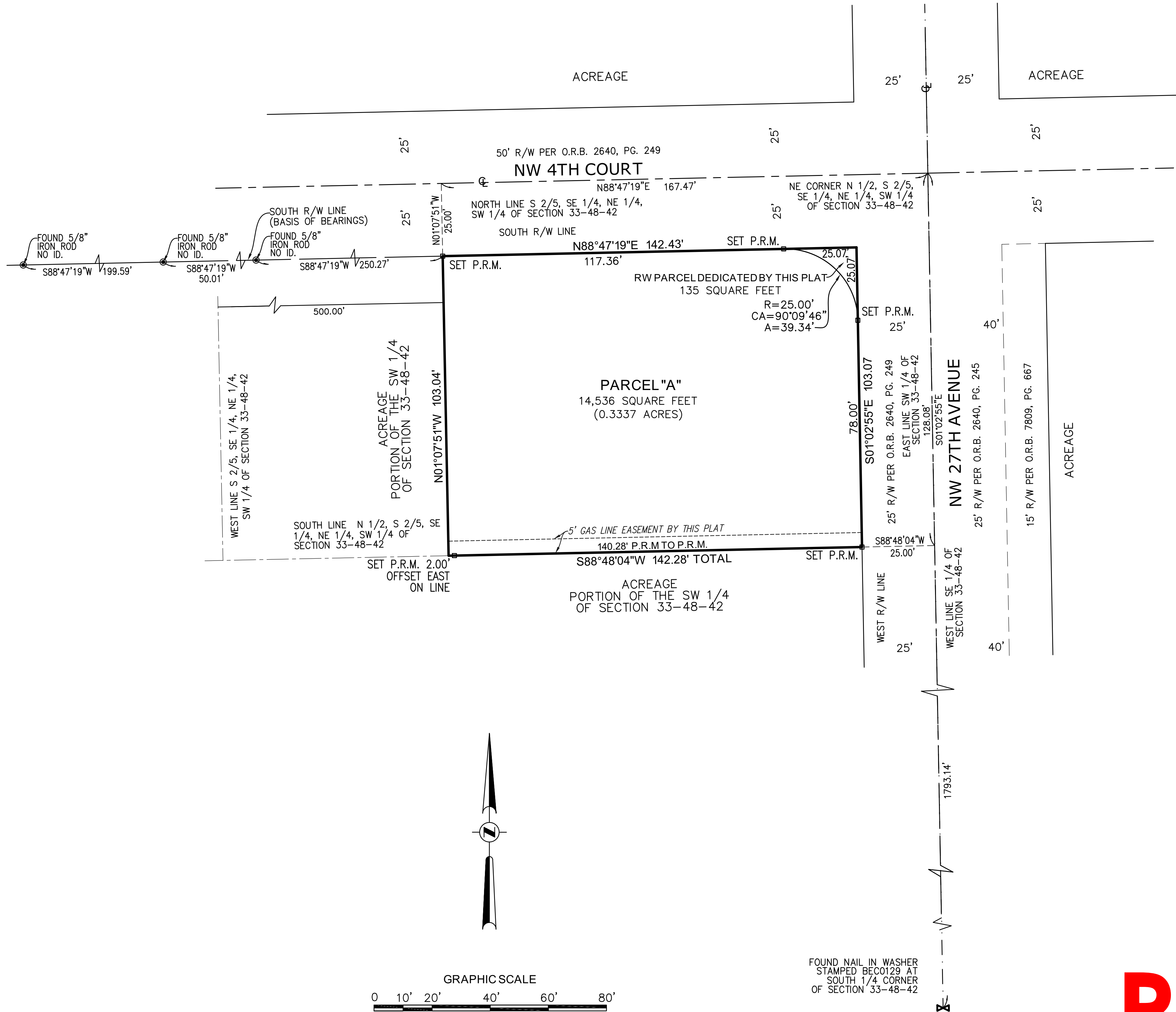
3) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE RELATIVE TO THE SOUTH RIGHT-OF-WAY LINE OF NW 4TH COURT, AN ESTABLISHED AND MONUMENTED LINE, HAVING A BEARING OF S88°47'19"W.

4) 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.

5) THE FOLLOWING NOTE IS REQUIRED BY THE CITY OF POMPANO BEACH.  
"ALL FACILITIES FOR THE DISTRIBUTION OF UTILITIES OF ELECTRICITY, TELEPHONE, CABLE AND SIMILAR UTILITIES SHALL BE INSTALLED UNDERGROUND.

6) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

7) NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BY SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



FOUND NAIL IN WASHER  
STAMPED BEC0129 AT  
SOUTH 1/4 CORNER  
OF SECTION 33-48-42

**P&Z**

PL 20-14000017 MP-20

3/24/21