

FIRST 95 DISTRIBUTION CENTER, PHASE II INSTR #117440319

Plats 183/474

PLAT BOOK 183 PAGE 476

SHEET 3 OF 4

A RE-PLAT OF A PORTION OF PARCEL "A", AND ALL OF PARCELS "B", "C", "D", AND "E",
BUDGET PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 173, PAGE 56 OF
THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF THE NORTHEAST
ONE-QUARTER (N.E. 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

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:
[X] INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24"
CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED KEITH PRM LB6860
(UNLESS NOTED OTHERWISE).

BEARING SHOWN HEREON IN PARENTHESES (N00°00'00"E) ARE FROM THE BUDGET
PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGES
56 & 57, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE EAST
LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 48
SOUTH, RANGE 42 EAST, BEING NORTH 01°26'36" 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, AND CABLE
SHALL BE INSTALLED UNDERGROUND.

THIS PLAT IS RESTRICTED TO DRAINAGE ON PARCEL A AND 500,000 SQUARE FEET
OF INDUSTRIAL USE ON PARCEL B.

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
THERE TO 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.

THIS PLAT IS SUBJECT TO EASEMENT RECORDED IN INSTRUMENT #116807364, IN
THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AREA TABULATION TABLE:

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	29,553	0.678
PARCEL "B"	814,434	18.697
TOTAL	843,987	19.375

LEGEND:

B.C.R. BROWARD COUNTY RECORDS
(D) PER RECORD DEEDS
D.B. DEED BOOK
(F) FIELD MEASUREMENT
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
F.E.C. FLORIDA EAST COAST
FND. FOUND
FP&L FLORIDA POWER & LIGHT
LB FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER
SERVICES CERTIFICATE OF AUTHORIZATION LICENSED
BUSINESS DESIGNATION
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE
PGS. PAGES
PRM PERMANENT REFERENCE
MONUMENT
LIMITED ACCESS LINE
CENTERLINE
SECTION CORNER
QUARTER CORNER

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