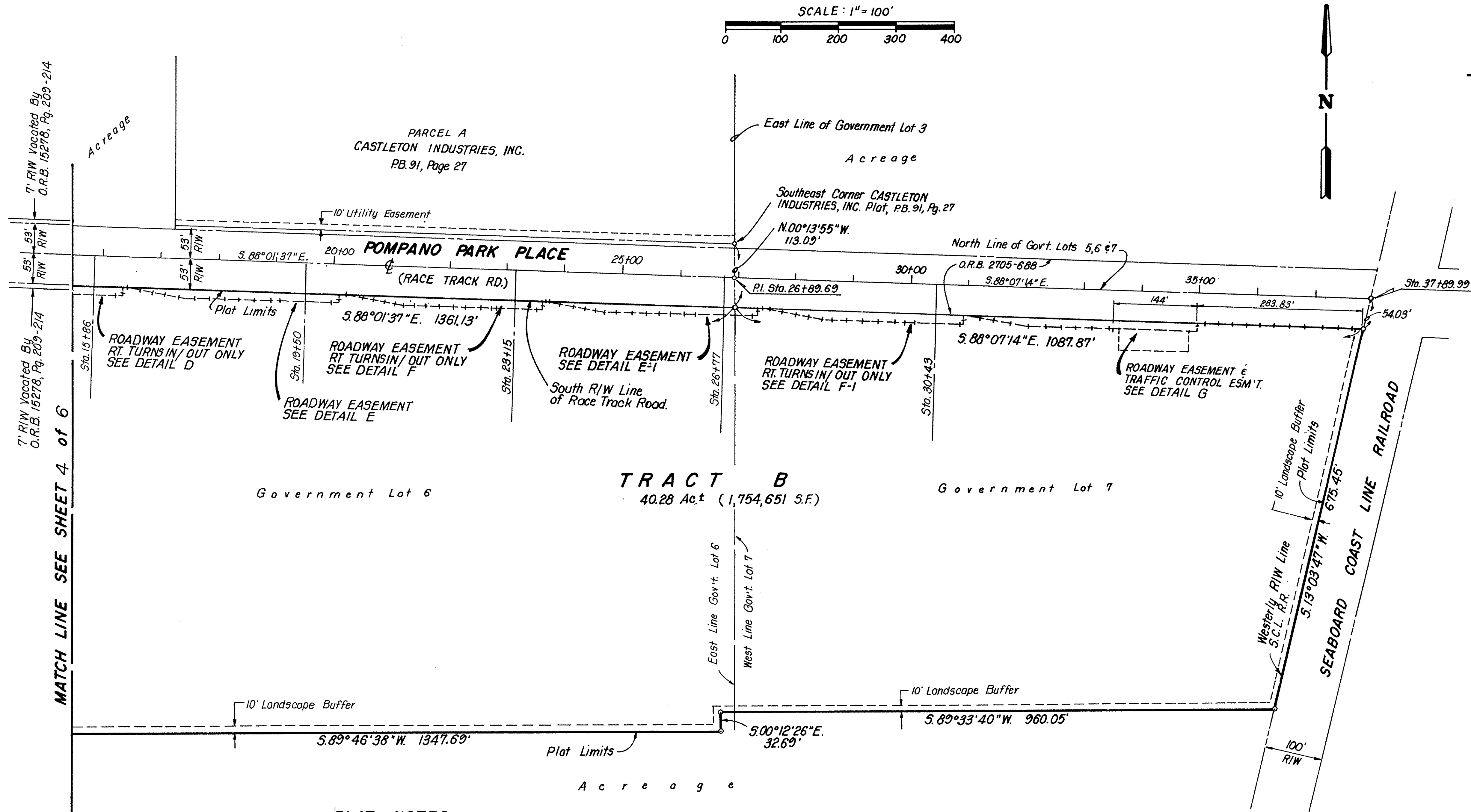
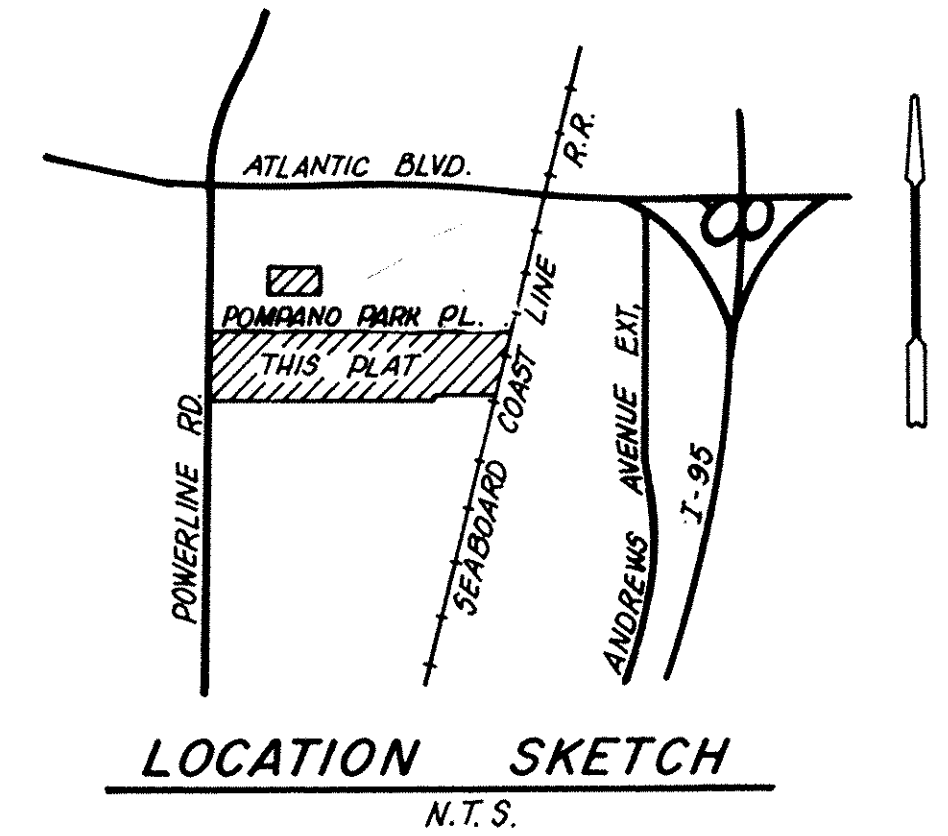


# ARVIDA POMPANO PARK

OF A PORTION OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

WILLIAMS, HATFIELD & STONER, INC. \* CONSULTING ENGINEERS \* PLANNERS \* SURVEYORS  
2312 WILTON DRIVE, FORT LAUDERDALE, FLORIDA 33305



## PLAT NOTES

1. o Denotes Set Permanent Reference Monument # 4039
2. Bench Marks shown hereon are Relative to National Geodetic Vertical Datum of 1929 as established from U.S.C. & G.S. Bench Mark AZ #3 to Jill, U.S.C. & G.S. Monument 70' East of S.C.L.R.R., 270' North S.W. Cor. Chris Craft Plant Elev. 9.596
3. P.O.C. Indicates Point of Commencement.
4. P.O.B. Indicates Point of Beginning
5. Bearings shown hereon are based on Assumed Meridian of North along the West Line of Section 3-49-42.
6. Existing Utility Easements shown hereon (and dedicated by separate instruments) will be vacated by separate instruments (as required) and additional utility easements (as required) will be dedicated in the future by separate instruments. Additional utility easements required by the City will be shown on Future Site Plans and will be dedicated to the City by separate instruments.

7. +---+ Indicates Non-Vehicular Access Line (NVAL)
8. This Plat is restricted to 535,000 Sq. Ft. of Office Use, a 250 Room Hotel, and 495,000 Sq. Ft. of Industrial Use (consisting of 397,000 Sq. Ft. of Office/Service and 98,000 Sq. Ft. of Assembly/Distribution/Warehousing). Industrial Uses, as defined above are restricted to Tract B only. The Hotel is restricted to Tract A only. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by agreement with Broward County.
9. The Roadway Easement Line is the "Ultimate Right-of-Way Line" for purposes of determining access requirements, security gate locations, traffic control easements, etc.
10. NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
11. There shall be a 13' Sidewalk and Landscape Easement along Race Track Rd.

12. The Landscape Buffer is not an Easement or right-of-way, and is reserved for the benefit of the Owner, from time to time, of the Parcel.

**DRC**