



**PLAT RESTRICTION:**  
PARCEL "A" IS RESTRICTED 55,000 SQUARE FEET RECREATIONAL FACILITY AND PARCEL "B" IS RESTRICTED TO A 100 ROOM HOTEL.

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 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.

**SURVEYOR'S NOTES:**

**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 Broward County, Florida.

Bearing shown refer to an assumed datum, and assume the centerline of S.W. 26th Street, as North 89°07'23" East, as referenced by monumentation as shown hereon.

**CITY OF POMPANO BEACH PLAT RESTRICTION**

All facilities for the distribution of electricity, telephone and cable television shall be installed underground.

**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.

**"3100 W. ATLANTIC"**  
**A PLAT OF A PORTION**  
**SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST,**  
**CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA**  
**MARCH, 2023**

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.