

FIRE STATION 61

A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4)
OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 2 OF 2

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:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE NORTH LINE OF PARCEL "A", NORTH COUNTY MULTIPURPOSE CENTER, PLAT BOOK 118, PAGE 31, BROWARD COUNTY PUBLIC RECORDS, BEING NORTH 88°50'36" EAST.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SAID ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC SURVEY (NGS) BENCHMARKS Q 400 AND 023. BENCHMARK Q 400 IS AN ENCASED STAINLESS STEEL ROD & CAP STAMPED "Q 400 1991" 0.5 MILES SOUTHERLY ALONG THE FLORIDA EAST COAST RAILROAD FROM THE INTERSECTION OF COPANS ROAD IN POMPANO BEACH, 318.2 FEET SOUTH OF THE SOUTHEAST CORNER OF A CHAIN-LINK FENCE AROUND PUMP STATION 6, 151.6 FEET EAST OF THE NEAR RAIL, 101.7 FEET EAST OF UTILITY LIGHT POLE NUMBER 313 ESM 290, 77.1 FEET EAST OF THE CENTERLINE OF NORTHEAST 5TH AVENUE, AND 1.0 FOOT WEST OF A WITNESS POST AND FENCE. ACCESS TO THE DATUM POINT IS THROUGH 5-INCH LOGO CAP, ELEVATION=17.36'. BENCHMARK 023 IS A BRASS DISC IN CONCRETE MONUMENT STAMPED "023 2011". TO REACH THE MARK FROM THE INTERSECTION OF WEST ATLANTIC BOULEVARD AND NORTH DIXIE HIGHWAY IN POMPANO BEACH, GO NORTH ON NORTH DIXIE HIGHWAY 1.0 MILE TO THE JUNCTION OF NW 15TH STREET ON THE LEFT, TURN LEFT ON NW 15TH STREET AND GO WEST FOR 0.3 MILES TO THE MARK ON THE RIGHT, SET IN THE TOP OF A 10-INCH ROUND CONCRETE MONUMENT RECESSED 0.2 FEET BELOW THE LEVEL OF THE GROUND AND LEVEL WITH NW 15TH STREET. LOCATED 73.0 FEET WEST OF THE CENTERLINE OF ESTHER ROLLE AVENUE (NW THIRD AVENUE), 55.0 FEET NORTHWEST OF A CONCRETE POWER POLE, 35.1 FEET NORTH OF THE CENTERLINE OF NW 15TH STREET, 27.0 FEET SOUTHWEST OF A THE WEST END OF A CONCRETE SIGN, 5.0 FEET NORTH OF THE NORTH EDGE OF A CONCRETE SIDE WALK AND 1.0 FEET OF A CARSONITE WITNESS POST, ELEVATION=15.23'

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.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY XXXXX XX, 2021, 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

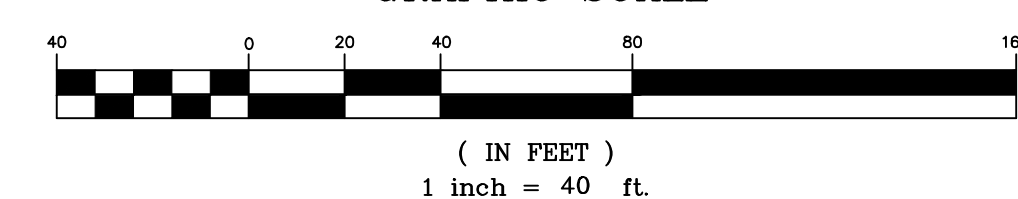
IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY XXXXX XX, 2021 THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDINGS 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

THIS PLAT IS RESTRICTED TO A 20,000 SQUARE FOOT FIRE STATION AND 10,000 SQUARE FEET POLICE STATION.

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.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

GRAPHIC SCALE



LEGEND:

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| B.C.R. | BROWARD COUNTY RECORDS |
| FP&L | FLORIDA POWER & LIGHT COMPANY |
| L.B. | FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |
| PG. | PAGE |
| PLS | PROFESSIONAL LAND SURVEYOR |
| PRM | PERMANENT REFERENCE MONUMENT |
| R/W | RIGHT-OF-WAY |
| CL | CENTERLINE |
| □ | ONE-QUARTER SECTION CORNER |
| + | SECTION CORNER |

PREPARED BY:

KEITH
ASSOCIATES, INC.
CONSULTING ENGINEERS

2101 ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33069-6643
(954) 340-3400 FAX (954) 750-3500
EMAIL: K@KEITH-INC.COM WWW.KEITH-INC.COM NO. 6860

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