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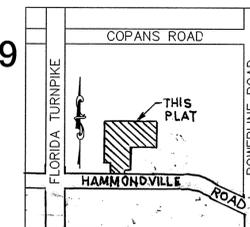


# TOP SELF STORAGE THREE

PLAT BOOK 183 PAGE 199  
SHEET 1 OF 2

A PORTION OF THE SOUTH ONE HALF (S 1/2) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

INSTR # 115170370, Plats 183/199  
Page 1 of 2  
Recorded 06/28/2018 at 02:49 PM



LOCATION MAP (NOT TO SCALE)  
SEC. 28-48-42

DEDICATION  
STATE OF FLORIDA }  
COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS, THAT TOP SELF STORAGE THREE, LLC AS OWNER OF THE LANDS DESCRIBED HEREON AND SHOWN AS INCLUDED IN THIS PLAT HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON. SAID PLAT TO BE KNOWN AS TOP SELF STORAGE THREE

DESCRIPTION:

ALL THAT PART OF THE EAST ONE-HALF (E 1/2), OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF THE SOUTHEAST ONE-QUARTER (SE 1/4), OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF THE SAID EAST 1/2, OF THE SW 1/4, OF THE SE 1/4 OF THE SW 1/4; THENCE NORTH 89°59'26" EAST, ALONG THE NORTH LINE THEREOF, 172.68 FEET; THENCE SOUTH 00°13'16" EAST, 378.50 FEET; THENCE NORTH 89°53'28" EAST, 90.46 FEET; THENCE SOUTH 00°13'34" EAST, 250.00 FEET; THENCE SOUTH 89°53'28" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD, 193.24 FEET; THENCE NORTH 00°12'59" WEST, 100.00 FEET; THENCE SOUTH 89°53'28" WEST, 70.00 FEET; THENCE NORTH 00°12'59" WEST, ALONG THE WEST LINE OF THE SAID E 1/2, OF THE SW 1/4, OF THE SE 1/4, OF THE SW 1/4, 528.80 FEET TO THE POINT OF BEGINNING.  
TOGETHER WITH THE NORTH ONE-HALF (N 1/2), OF ALL THAT PART OF THE WEST ONE-HALF (W 1/2), OF THE SOUTHEAST ONE-QUARTER (SE 1/4), OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING NORTH OF THE RIGHT-OF-WAY OF HAMMONDVILLE ROAD.

TOGETHER WITH:

A PORTION OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE FULLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28; THENCE DUE EAST ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 672.90 FEET; THENCE NORTH 00°13'34" EAST ALONG THE EAST LINE OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28, A DISTANCE OF 40.79 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD AND TO THE POINT OF BEGINNING; THENCE SOUTH 89°53'28" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 73.24 FEET; THENCE NORTH 00°13'34" WEST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 89°53'28" WEST, ALONG A LINE 250.00 FEET NORTH OF AND PARALLEL WITH THE SAID NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD, A DISTANCE OF 90.46 FEET; THENCE NORTH 00°13'16" WEST, A DISTANCE OF 378.50 FEET; THENCE NORTH 89°59'26" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28, A DISTANCE OF 163.66 FEET; THENCE SOUTH 00°13'34" EAST, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28, A DISTANCE OF 628.16 FEET TO THE POINT OF BEGINNING.  
LESS THE SOUTH 3 FEET THEREOF FOR RIGHT-OF-WAY DEDICATION AS RECORDED IN OFFICIAL RECORDS BOOK 43686, PAGE 1034, BROWARD COUNTY RECORDS.

ALSO LESS:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A", "WALTON SITE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°53'32" WEST ON THE NORTH LINE OF A 3 FOOT RIGHT-OF-WAY DEDICATION FOR HAMMONDVILLE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 43686, PAGE 1039 OF SAID PUBLIC RECORDS 106.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°53'32" WEST ON SAID RIGHT-OF-WAY DEDICATION LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID HAMMONDVILLE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 43686, PAGE 1034 OF SAID PUBLIC RECORDS FOR 40.00 FEET; THENCE NORTH 00°12'03" WEST 13.00 FEET; THENCE NORTH 89°53'32" EAST 40.00 FEET; THENCE SOUTH 00°12'03" EAST 13.00 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; THENCE NORTH 89°59'26" EAST, ALONG THE NORTH LINE OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28 AND ALSO ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTH EAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28, A DISTANCE OF 672.70 FEET TO THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28; THENCE SOUTH 00°14'05" EAST, ALONG SAID EAST LINE, A DISTANCE OF 334.52 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28; THENCE SOUTH 89°59'42" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 336.41 FEET; THENCE SOUTH 00°13'34" EAST, A DISTANCE OF 277.72 FEET; THENCE SOUTH 89°53'28" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°13'34" EAST, A DISTANCE OF 13.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HAMMONDVILLE ROAD; THENCE SOUTH 89°53'28" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 226.44 FEET; THENCE NORTH 00°12'59" WEST, A DISTANCE OF 97.00 FEET; THENCE SOUTH 89°53'28" WEST, A DISTANCE OF 70.00 FEET TO THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28; THENCE NORTH 00°12'59" WEST, ALONG SAID WEST LINE, A DISTANCE OF 528.74 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 315,627 SQUARE FEET OR 7.2458 ACRES MORE OR LESS.

IN WITNESS WHEREOF, TOP SELF STORAGE THREE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Managing Member IN THE COUNTY OF Broward, STATE OF Florida THIS 20 DAY OF September, 2017.

William D. Kalbach Jr.  
WITNESS: (AS TO ALL)

William D. Kalbach Jr.  
WITNESS: NAME PRINTED

[Signature]  
NAME:

Allen F. Frank  
WITNESS: (AS TO ALL)

Allen F. Frank  
WITNESS: NAME PRINTED

Managing Member  
TITLE:

ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS

BEFORE ME PERSONALLY APPEARED David L. Manasa WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND EXECUTED THE FOREGOING INSTRUMENT AS Managing Member OF TOP SELF STORAGE THREE, LLC. WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF September, 2017.

Sally Ann Yonke  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES:



CITY OF POMPANO BEACH PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE CITY OF POMPANO BEACH, FLORIDA HAS APPROVED AND ACCEPTED THIS PLAT FOR RECORD THIS 29 DAY OF January, 2018.  
Fred Stager, CHAIRMAN

CITY OF POMPANO BEACH CITY ENGINEER

THIS PLAT ENTITLED, TOP SELF STORAGE THREE, IS APPROVED FOR RECORD THIS 30 DAY OF JANUARY, 2018.  
BY: John Spiropoulos  
JOHN SPIROPOULOS, P.E., CITY ENGINEER

CITY OF POMPANO BEACH CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY OF POMPANO BEACH, FLORIDA AND PASSED BY RESOLUTION NO. 2018-12, THIS 23 DAY OF January, 2018.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: Asceleta Hammon  
ASCLETA HAMMON, CITY CLERK

BY: Lamar Fisher  
LAMAR FISHER, MAYOR

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 18 DAY OF June, 2018.  
BY: Jo Sordie, DIRECTOR / DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: Robert P. Legg Jr. ROBERT P. LEGG, JR., PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. LS 4030  
DATE: 6/19/18

BY: Richard Tornese RICHARD TORNESE, DIRECTOR, PROFESSIONAL ENGINEER,  
FLORIDA REGISTRATION NO. 40263  
DATE: 6/22/18

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY, THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHT-OF-WAY FOR TRAFFICWAYS THIS 28 DAY OF

SEPTEMBER, 2017. BY: [Signature] CHAIRPERSON.

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE, AND IS APPROVED AND ACCEPTED FOR RECORD THIS 26 DAY OF June, 2018.

BY: [Signature] EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT-COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY, THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA,

THIS 10 DAY OF April, 2018.  
BY: [Signature] MAYOR COUNTY COMMISSION.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS

I HEREBY CERTIFY, THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED, AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177

THIS 31 DAY OF August, 2017. THE BENCHMARKS (BM'S) SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATED THIS 31 DAY OF August, 2017.

BY: [Signature]  
PAUL E. BREWER  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 3240  
PAUL E. BREWER & ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION LB#2794  
12321 NW 35 STREET, CORAL SPRINGS, FLORIDA 33065

016-MP-17

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Address plot comments 9/1/17, W.D.K. Jr  
#16-35-plot 5/23/17 W.D.K. Jr.  
P.E.B. JOB# 16-35 1/24/17 DRAWN BY: W.D.K. Jr

DRC

PZ24-1200014  
10/16/2024



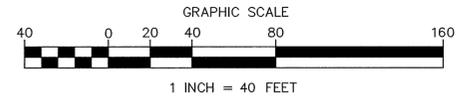
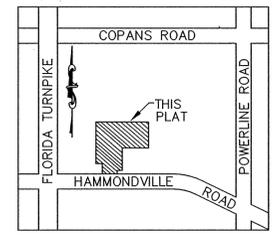
## TOP SELF STORAGE THREE

A PORTION OF THE SOUTH ONE HALF (S 1/2) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

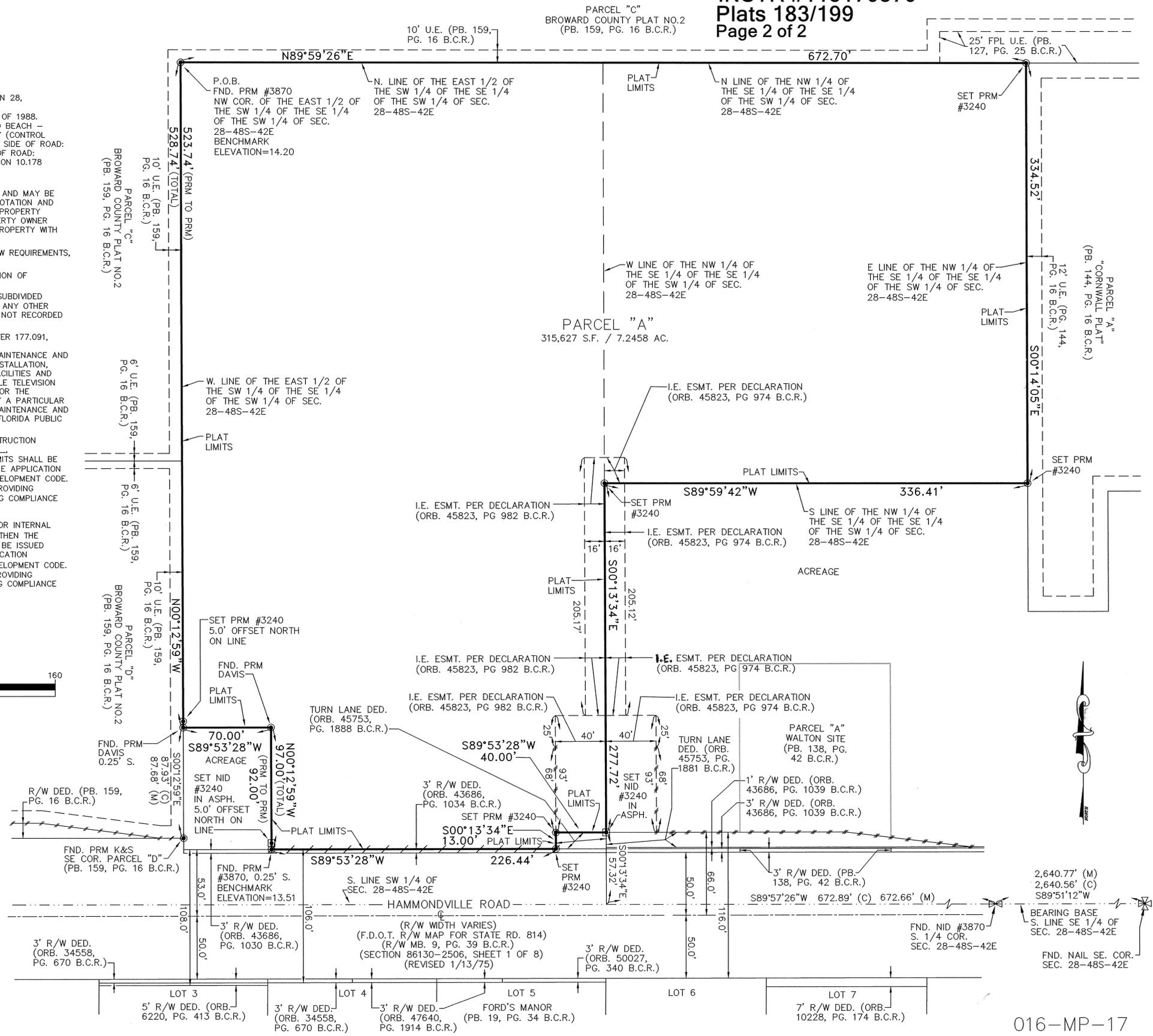
**INSTR #115170370**  
**Plats 183/199**  
**Page 2 of 2**

### SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST HAVING A BEARING OF S89°51'12"W.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.
- BENCHMARK OF ORIGIN: BROWARD COUNTY ENGINEERING DIVISION BENCHMARK #2622, POMPANO BEACH - CANAL CROSSING NORTHWEST 31 AVENUE, 0.2 +/- MILE SOUTH OF COCONUT CREEK PARKWAY (CONTROL STRUCTURE NO. 12) CUT MARK ON TOP OF CROSS-PIECE OF CENTER CONTROL GATE ON EAST SIDE OF ROAD. ELEVATION 14.24; SRD BRONZE DISC ON NORTH END OF CONCRETE HEADWALL ON EAST SIDE OF ROAD. ELEVATION 11.75 [NOTE USED SRD BRONZE DISC] ELEVATION 11.75 (N.G.V.D. 1929) OR ELEVATION 10.178 (N.A.V.D. 1988) BASED ON THE VERTCON CONVERSION OF -1.572'
- THIS PLAT IS RESTRICTED TO 225,000 SQUARE FEET OF SELF-STORAGE USE.  
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 2B.1.f, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- THIS NOTE IS REQUIRED BY THE CITY OF POMPANO BEACH: ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.
- 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.
- 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.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY APRIL 10, 2023, 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 APRIL 10, 2023, 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.



LEGEND:	
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
AC.	ACRES
PB.	PLAT BOOK
PG.	PAGE
B.C.R.	BROWARD COUNTY RECORDS
R/W	RIGHT-OF-WAY
ORB.	OFFICIAL RECORD BOOK
FND.	FOUND
C	INDICATES CENTERLINE
DED.	DEDICATION
U.E.	UTILITY EASEMENT
LB	LICENSED BUSINESS
NID	NAIL IN DISC
K&S	KEITH & SCHNARS
L.E.	LANDSCAPE EASEMENT
(PRM) NAIL & DISC STAMPED "PEB, PRM, 3240"	SET IN ASPHALT
P.O.B.	POINT OF BEGINNING
I.E.	INGRESS / EGRESS
ASPH.	ASPHALT
S.F.	SQUARE FEET
(PRM) NAIL & DISC STAMPED "PEB, PRM, 3240" IN 4" SQUARE CONCRETE MONUMENT (24" LONG)	
COR.	CORNER
NON-VEHICULAR ACCESS LINE PER THIS PLAT	
EASMT.	EASEMENT
PRM	PERMANENT REFERENCE MONUMENT
NON-VEHICULAR ACCESS LINE (PB. 159, PG. 16 B.C.R.)	
R/W MB.	RIGHT OF WAY MAP BOOK
FPL	FLORIDA POWER & LIGHT
SEC.	SECTION
NON-VEHICULAR ACCESS LINE (ORB. 45823, PG. 962 B.C.R.)	
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
(C)	CALCULATED
(M)	MEASURED



Address comments 9/17/17, W.D.K. & P.E.B. 10/16/17  
Address comments 9/15/18, W.D.K. & P.E.B. 10/16/17  
Address comments 6/7/17, W.D.K. & P.E.B. 10/16/17  
Address comments 9/26/17, W.D.K. & P.E.B. 10/16/17