

# HUNTER'S MANOR COMMUNITY PLAT

PLAT BOOK 183 PAGE 32  
SHEET 1 OF 3 SHEETS

A REPLAT OF A PORTION OF BLOCKS 9 AND 11, HUNTER'S MANOR  
AS RECORDED IN PLAT BOOK 19, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA  
2016

INSTR # 114322117,  
Page 1 of 3  
Recorded 04/13/2017 at 12:42 PM

## LEGAL DESCRIPTION:

LOTS 1 THROUGH 4 AND LOTS 7 THROUGH 10, BLOCK 9, HUNTER'S MANOR, ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 19, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 3 AND 8, TOGETHER WITH THE SOUTH 100 FEET OF LOTS 9 AND 10, ALL IN BLOCK 11, HUNTER'S MANOR, ACCORDING TO  
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 9.6171 ACRES  
(418,922 SQUARE FEET), MORE OR LESS.

## DEDICATION:

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS: THAT THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, OWNER OF THE LANDS DESCRIBED IN 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 "HUNTER'S MANOR COMMUNITY PLAT", BEING A REPLAT OF PORTIONS OF BLOCKS 9  
AND 11, HUNTER'S MANOR, (P.B. 19, PG. 27, B.C.R.). THE ADDITIONAL THOROUGHFARE DEDICATION IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: I HERETO SET MY HAND IN THE CITY OF POMPANO BEACH, COUNTY OF BROWARD, STATE OF FLORIDA, THIS 27<sup>th</sup> DAY OF Sept., 2016.

WITNESS  
NGUYEN TRAN

PRINT NAME  
NGUYEN TRAN

WITNESS  
ADRIANE ESTERAN

PRINT NAME  
ADRIANE ESTERAN

LAMAR FISHER  
CHAIRMAN  
POMPANO BEACH COMMUNITY  
REDEVELOPMENT AGENCY

## ACKNOWLEDGMENT:

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, LAMAR FISHER, BEING THE CHAIRMAN OF THE POMPANO BEACH REDEVELOPMENT AGENCY, ON BEHALF OF SAID AGENCY, WHO  
EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY, FOR THE PURPOSES HEREIN EXPRESSED AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL 27<sup>th</sup> DAY OF Sept., 2016.

COMMISSION # 66020455

MY COMMISSION EXPIRES: 9/30/20

NOTARY PUBLIC Cathy Fuh STATE OF FLORIDA

NAME OF NOTARY PRINTED CATHERINE TREMKLE

## SURVEYOR'S CERTIFICATE

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 HEREON CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND THE APPLICABLE SECTION OF  
CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) WERE SET THIS 24<sup>th</sup> DAY OF February, 2017, IN  
ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE  
EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BY: Walter de la Rocha  
WALTER DE LA ROCHA  
FLORIDA SURVEYOR AND MAPPER NO. LS6081  
FOR STONER & ASSOCIATES, INC. L.B. 6633

09/22/2016  
DATE

## 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 THIS 24<sup>th</sup> DAY OF  
August, 2016.

BY: Fred Stacer  
FRED STACER, CHAIRMAN

## CITY ENGINEER

THIS PLAT ENTITLED "HUNTER'S MANOR COMMUNITY PLAT" HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 29<sup>th</sup> DAY OF DECEMBER, 2016.

BY: John Spiropoulos  
JOHN SPIROPOULOS, P.E., CITY ENGINEER

## CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, IN AND BY RESOLUTION NO.  
2017-101, ADOPTED BY SAID COMMISSION ON THIS 13<sup>th</sup> DAY OF December, 2016.

IN WITNESS WHEREOF: THE SAID COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY AFFIXED HERETO ON THIS  
16<sup>th</sup> DAY OF December, 2016.

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 Hammond  
ASCELETA HAMMOND, CITY CLERK

BY: Lamar Fisher  
LAMAR FISHER, MAYOR

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD THIS 13<sup>th</sup> DAY OF April, 2017. AND RECORDED IN PLAT BOOK 183, PAGE 32-34, RECORD  
VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR  
BY: Alexton M. Ellis  
DEPUTY



## 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 14<sup>th</sup> DAY OF FEBRUARY, 2017.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR  
BY: Alexton M. Ellis  
DEPUTY

BY: [Signature]  
MAYOR - COUNTY COMMISSION

## BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC WAYS THIS 24<sup>th</sup>  
DAY OF May, 2016.

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 14<sup>th</sup> DAY OF  
April, 2016.

BY: Dion Stetina  
EXECUTIVE DIRECTOR OR DESIGNEE

## BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 31<sup>st</sup> DAY OF March, 2017.

BY: Jo Serodie  
EXECUTIVE DIRECTOR OR DESIGNEE

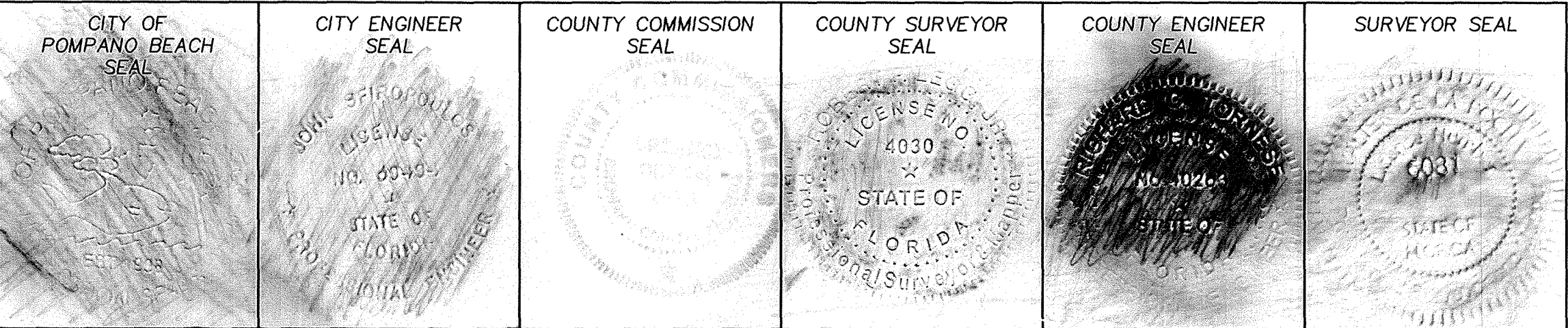
## BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Robert P. Leggs Jr.  
ROBERT P. LEGGS JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION No. LS4030

BY: Richard Tornese  
RICHARD TORNESE  
DIRECTOR  
PROFESSIONAL ENGINEER  
FLORIDA REGISTRATION No. 40263

PREPARED BY:  
**STONER & ASSOCIATES, Inc.**  
SURVEYORS - MAPPERS  
Florida Licensed Surveying  
and Mapping Business No. 6633  
TEL (954) 585-0997 www.stonersurveyors.com  
4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314



**DRC**  
PLANNING FILE NO. 001-MP-16  
P221-1300004  
4/10/2021



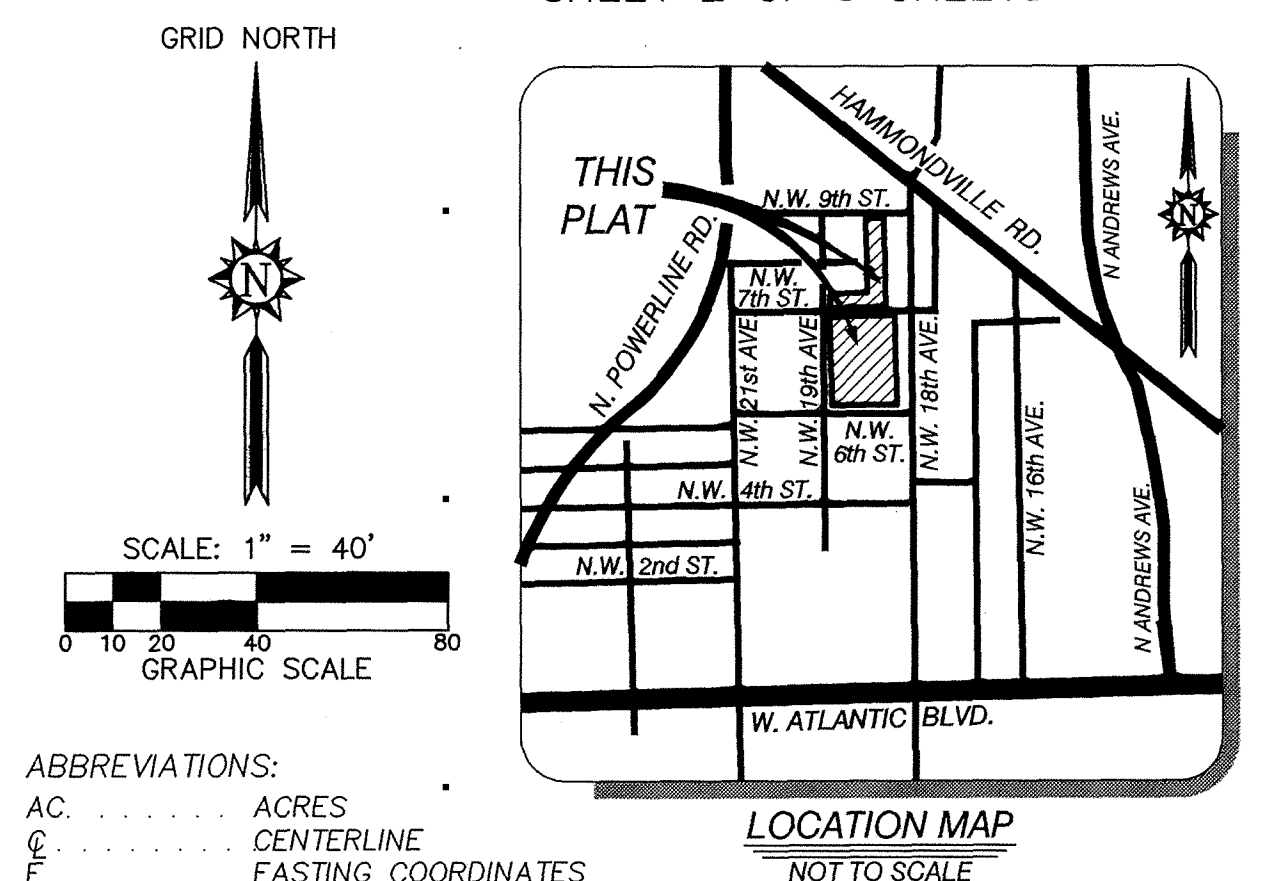
# HUNTER'S MANOR COMMUNITY PLAT

PLAT BOOK 183 PAGE 33  
SHEET 2 OF 3 SHEETS

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.

A REPLAT OF A PORTION OF BLOCKS 9 AND 11, HUNTER'S MANOR  
AS RECORDED IN PLAT BOOK 19, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA  
2016

INSTR #114322117  
Page 2 of 3

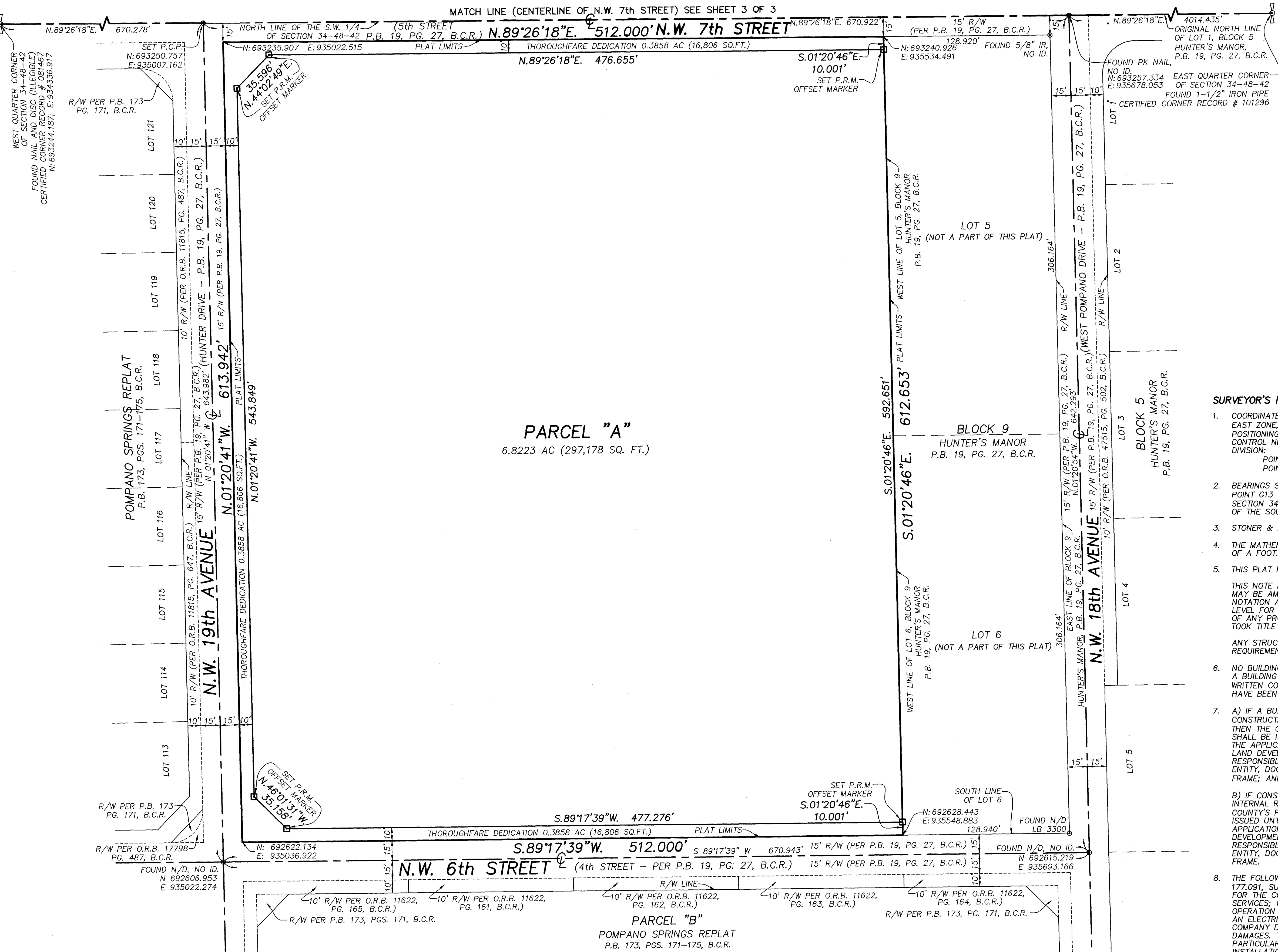


ABBREVIATIONS:  
AC. ACRES  
C. CENTERLINE  
E. EASTING COORDINATES  
ID. IDENTIFICATION  
IR. IRON ROD  
IRC. IRON ROD AND CAP  
L.B. LICENSED BUSINESS  
MAINT. MAINTENANCE  
M.B. MAP BOOK  
N. NORTHING COORDINATES  
N/D. NAIL AND DISC  
O.R.B. OFFICIAL RECORDS BOOK  
P.B. PLAT BOOK  
P.C.P. PERMANENT CONTROL POINT IDENTIFIED BY A NAIL AND DISC STAMPED "STONER&ASSOC. LB 6633"  
PG(S). PAGE(S)  
PK. PARKER-KAYLON  
P.R.M. PERMANENT REFERENCE MARKER - 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISC STAMPED "PRM LB 6633"  
R/W. RIGHT OF WAY  
SQ. FT. SQUARE FEET  
✓ BREAK IN SCALE

AREA TABULATION TABLE	
PARCEL "A"	6.8223 ACRES (297,178 SQUARE FEET)
PARCEL "B"	2.2638 ACRES (98,613 SQUARE FEET)
THOROUGHFARE DEDICATION	0.5310 ACRES (23,131 SQUARE FEET)
TOTAL	9.6171 ACRES (418,922 SQUARE FEET)
TOTAL NET	9.0861 ACRES (395,791 SQUARE FEET)

## SURVEYOR'S NOTES:

- COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/90 AND ARE REFERENCED TO THE FOLLOWING GLOBAL POSITIONING SYSTEM (GPS) HORIZONTAL CONTROL POINTS FROM THE EASTERN BROWARD HORIZONTAL CONTROL NETWORK ESTABLISHED BY BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:  
POINT G13: NORTHING 693244.187, EASTING 934336.917 (CERTIFIED CORNER RECORD # 81467)  
POINT I13: NORTHING 693296.686, EASTING 939692.295 (CERTIFIED CORNER RECORD # 101296)
- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF N.89°26'18"E. ESTABLISHED BETWEEN POINT G13 (WEST ONE-QUARTER OF SECTION 34-48-42) AND POINT I13 (EAST ONE-QUARTER OF SECTION 34-48-42) THE LINE BETWEEN THESE TWO POINTS BEING COINCIDENT WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST
- STONER & ASSOCIATES, INC. PROJECT NO. 10-7555.
- THE MATHEMATICAL CLOSURE OF THE PLAT BOUNDARY DOES NOT EXCEED THREE HUNDREDTHS (0.03) OF A FOOT.
- THIS PLAT IS RESTRICTED TO 65 SINGLE FAMILY DETACHED UNITS.  
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.
- 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.  
A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY FEBRUARY 14, 2022, 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  
B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY FEBRUARY 14, 2022, 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.
- 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 EASEMENTS, WHEN INSTALLED, MAINTAINED, AND OPERATED SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL UTILITIES FOR DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE MUST BE LOCATED UNDERGROUND.



PREPARED BY:  
**STONER & ASSOCIATES, Inc.**  
SURVEYORS - MAPPERS  
Florida Licensed Surveying  
and Mapping Business No. 6633  
TEL (954) 585-0997 www.stonersurveyors.com  
4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

PLANNING FILE NO. 101-MF-16  
P221-13000004  
4/10/2021



# HUNTER'S MANOR COMMUNITY PLAT

A REPLAT OF A PORTION OF BLOCKS 9 AND 11, HUNTER'S MANOR  
AS RECORDED IN PLAT BOOK 19, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA  
2016

PLAT BOOK 183 PAGE 34  
SHEET 3 OF 3 SHEETS

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.

AREA TABULATION TABLE	
PARCEL "A"	6.8223 ACRES (297,178 SQUARE FEET)
PARCEL "B"	2.2638 ACRES (98,613 SQUARE FEET)
THOROUGHFARE DEDICATION	0.5310 ACRES (23,131 SQUARE FEET)
TOTAL	9.6171 ACRES (418,922 SQUARE FEET)
TOTAL NET	9.0861 ACRES (395,791 SQUARE FEET)

ABBREVIATIONS:  
AC. ACRES  
C. CENTERLINE  
E. EASTING COORDINATES  
ID. IDENTIFICATION  
IR. IRON ROD  
IRC. IRON ROD AND CAP  
LB. LICENSED BUSINESS  
MAINT. MAINTENANCE  
M.B. MAP BOOK  
N. NORTHING COORDINATES  
N/D. NAIL AND DISC  
O.R.B. OFFICIAL RECORDS BOOK  
P.B. PLAT BOOK  
P.C.P. PERMANENT CONTROL POINT, IDENTIFIED BY A NAIL  
AND DISC STAMPED "STONER&ASSOC. LB 6633"  
PAGE(S)  
PK(S). PARKER-KAYLON  
PK. PARKER-KAYLON  
P.R.M. PERMANENT REFERENCE MARKER - 4"x4"x24" CONCRETE MONUMENT  
WITH BRASS DISC STAMPED "PRM LB 6633"  
R/W. RIGHT OF WAY  
SQ. FT. SQUARE FEET  
B. BREAK IN SCALE

## SURVEYOR'S NOTES:

- COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/90 AND ARE REFERENCED TO THE FOLLOWING GLOBAL POSITIONING SYSTEM (GPS) HORIZONTAL CONTROL POINTS FROM THE EASTERN BROWARD HORIZONTAL CONTROL NETWORK ESTABLISHED BY BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:  
POINT G13: NORTHING 693244.187, EASTING 934336.917 (CERTIFIED CORNER RECORD # 81467)  
POINT I13: NORTHING 693296.686, EASTING 939692.295 (CERTIFIED CORNER RECORD # 101296)
- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF N.89°26'18"E. ESTABLISHED BETWEEN POINT G13 (WEST ONE-QUARTER OF SECTION 34-48-42) AND POINT I13 (EAST ONE-QUARTER OF SECTION 34-48-42) THE LINE BETWEEN THESE TWO POINTS BEING COINCIDENT WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST
- STONER & ASSOCIATES, INC. PROJECT NO. 10-7555.
- THE MATHEMATICAL CLOSURE OF THE PLAT BOUNDARY DOES NOT EXCEED THREE HUNDREDTHS (0.03) OF A FOOT.
- THIS PLAT IS RESTRICTED TO 65 SINGLE FAMILY DETACHED UNITS.

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 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.

- 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.

- A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY FEBRUARY 14, 2022, 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

- B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY FEBRUARY 14, 2022, 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.

- 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.

- ALL UTILITIES FOR DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE MUST BE BURIED UNDERGROUND.

PREPARED BY:  
**STONER & ASSOCIATES, INC.**  
SURVEYORS - M.P.R.S.  
Florida Professional Surveying  
and Mapping License No. 6633  
L (954) 511-0517 www.stoner-surveyors.com  
434 S.W. 62nd AVENUE, TOWN OF POMPANO BEACH, FLORIDA 33114

PLANNING FILE NO. 001 MP 16

P221-13000004  
4/06/2021

