

LEGAL DESCRIPTION:

ALL OF LOT 11, BLOCK 1, AND ALL OF THE 10.00 FOOT WIDE ALLEY LYING EAST OF AND ADJACENT TO SAID LOT 11. "COMMERCIAL ADDITION TO POMPANO FLORIDA". ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 12, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY. FLORIDA. AND A PORTION OF VACATED NORTHEAST 7TH STREET, AND A PORTION OF THE FLORIDA EAST COAST RAILROAD PROPERTY LYING WEST OF AND ADJACENT TO AFOREMENTIONED BLOCK 1, ALL BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST. BROWARD COUNTY, FLORIDA, BEING MORE PARTICUALRLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, OF SAID "COMMERCIAL ADDITION TO POMPANO FLORIDA": THENCE SOUTH 13°57'20" WEST ON THE WESTERLY LINE OF SAID BLOCK 1. BEING A LINE 100.00 FEET EASTERLY OF AND PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD. AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86170-2508, SHEET 1 OF 29, FOR 286.27 FEET TO THE INTERSECTION WITH THE CENTERLINE OF THE ABANDONED RIGHT-OF-WAY FOR NORTHEAST 7TH STREET. AS RECORDED IN OFFICIAL RECORDS BOOK 39048, PAGE 1981, OFFICIAL RECORDS BOOK 35323, PAGE 1628 AND OFFICIAL RECORDS BOOK 37147, PAGE 1030, ALL OF SAID PUBLIC RECORDS: THENCE NORTH 88°22'50" EAST ON SAID CENTERLINE 92.26 FEET TO THE INTERSECTION WITH A LINE 5.00 FEET WESTERLY OF AND PARALLEL TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID BLOCK 1; THENCE SOUTH 13°57'20" WEST ON SAID PARALLEL LINE 15.57 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LOT NO. 1. "AMERICAN TOWNSITES CO'S SUB-DIVISION NO. 1 OF POMPANO". ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 5. PAGE 55. OF THE PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA. SAID LINE ALSO BEING THE SOUTH LINE OF NORTHEAST 7TH STREET RIGHT-OF-WAY: THENCE SOUTH 88°22'50" WEST ON SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE 144.17 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF AFOREMENTIONED LOT 11, SAID LINE BEING 50.00 FEET EASTERLY OF AND PARALLEL TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD; THENCE NORTH 13°57'20" EAST ON SAID SOUTHERLY EXTENSION AND SAID PARALLEL LINE 15.57 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF ABANDONED NORTHEAST 7TH STREET RIGHT-OF-WAY; THENCE SOUTH 88°22'50" WEST ON SAID CENTERLINE 51.91 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD: THENCE NORTH 13°57'20" EAST ON SAID EASTERLY RIGHT-OF-WAY LINE 317.90 FEET TO THE INTERSECTION WITH THE NORTH LINE OF AFOREMENTIONED SOUTHEAST 1/4 OF SECTION 35, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 8TH STREET. AS SHOWN ON "PLAT OF S 1/2 OF SW 1/4 OF SE 1/4 OF THE NE 1/4 OF SECTION 35-48-42", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA: THENCE NORTH 88°03'20" EAST ON SAID NORTH LINE 103.98 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE AFOREMENTIONED WESTERLY LINE OF BLOCK 1: THENCE SOUTH 13°57'20" WEST ON SAID NORTHERLY EXTENSION 32.24 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 33,984 SQUARE FEET (0.7802 ACRES), MORE OR LESS.

DEDICATION: STATE OF COUNTY OF _____ S.S.

KNOW ALL MEN BY THESE PRESENTS: THAT GLENN SPECK, AN INDIVIDUAL, THE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON. SAID PLAT TO BE KNOWN AS "621 NE 1ST AVENUE DEVELOPMENT", A REPLAT.

THE ADDITIONAL RIGHT-OF-WAY PARCEL FOR NE 8TH STREET AS SHOWN HEREON. IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: THAT GLENN SPECK, HAS CAUSED THESE PRESENTS TO BE SIGNED IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, A.D. 20____

WITNESSES:

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	1.	_

PRINT NAME: _____

BY: _____

PRINT NAME: GLENN SPECK

BY:_____

PRINT NAME: _____

ACKNOWLEDGMENT: STATE OF_____

COUNTY OF

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME. GLENN SPECK, AN INDIVIDUAL, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS: 20	ΜY	HAND	AND	OFFICIAL	SEAL	THIS	 DAY O)F _	,	A.D.
COMMISSIC	ON #	£								

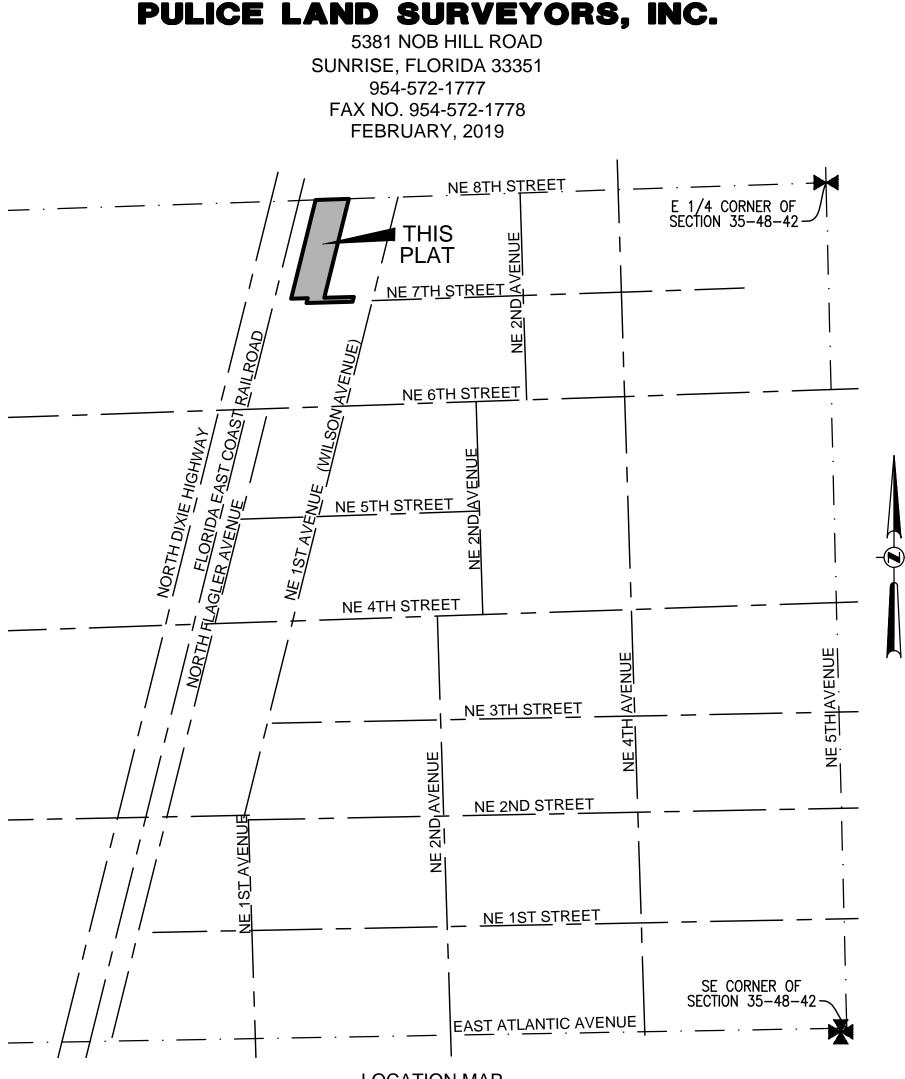
MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF _____ PRINT NAME:

"621 NE 1ST AVENUE DEVELOPMEN

A REPLAT OF ALL OF LOT 11, BLOCK 1, AND ALL OF THE 10.00 FOOT WIDE ALLEY LYING EAST OF AND ADJACE TO SAID LOT 11, "COMMERCIAL ADDITION TO POMPANO FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF VACATED NORTHEAST 7TH STREET, AND A PORTION OF THE FLORIDA EAST COAST RAILROAD PROPERTY LYING WEST OF AND ADJACENT TO AFOREMENTIONED BLOCK 1, ALL BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST,

POMPANO BEACH, BROWARD COUNTY, FLORIDA PREPARED BY



LOCATION MAP

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST NOT TO SCALE

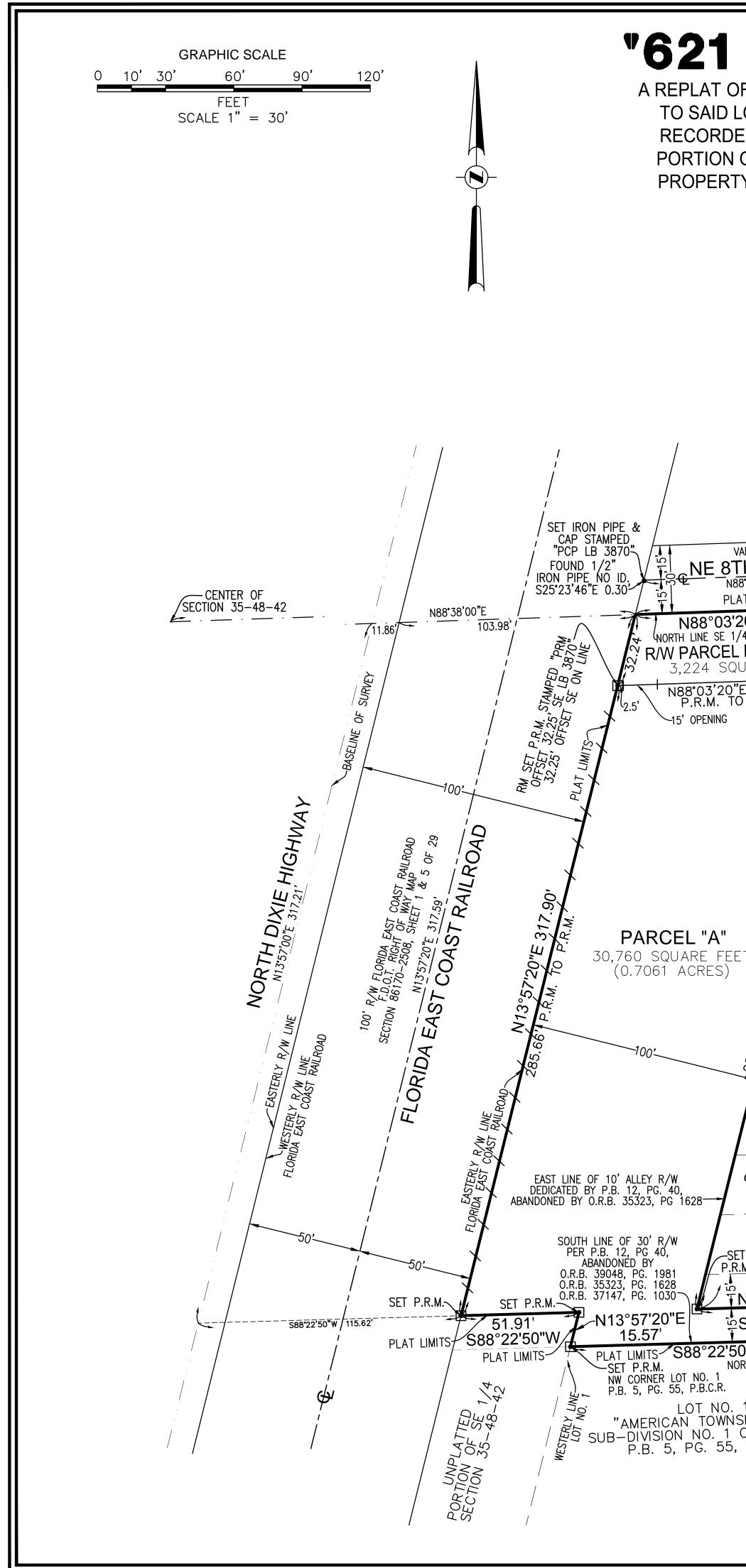
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH ALL OF THE APPLICABLE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

TH BURNS DATE PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136 STATE OF FLORIDA PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 CERTIFICATE OF AUTHORIZATION NUMBER LB3870

PLATTING SURVEYOR	CITY OF POMPANO BEACH	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER

F 1	PLAT BOOK PAGE SHEET 1 OF 2 SHEETS
ENT	
S N D E	CITY OF POMPANO BEACH PLANNING AND ZONING BOARD: THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS DAY OF, A.D. 20
	BY: DATE: FRED STACER, CHAIRPERSON
	CITY COMMISSION: STATE OF FLORIDA SS
	COUNTY OF BROWARD THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA IN AND BY RESOLUTION NO, ADOPTED BY SAID CITY COMMISSION THIS DAY OF, A.D 20
	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. IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE
	PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS DAY OF, A.D. 20
	BY:B
	CITY ENGINEERING DEPARTMENT: THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS DAY OF, A.D. 20
	BY: DATE: JOHN SFIROPOULOS, P.E. CITY ENGINEER
	BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT: THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS DAY OF, A.D. 20
	DIRECTOR/DESIGNEE
	BROWARD COUNTY PLANNING COUNCIL: THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS DAY OF, A.D. 20 BY:
	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 DAY OF, A.D. 20
	BY: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 DAY OF, A.D. 20
	BY: MAYOR, COUNTY COMMISSION
	BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEEERING DIVISION: THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR
	CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.
	BY: DATE: ROBERT P. LEGG, JR. PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER: LS4030
	BY: DATE: RICHARD TORNESE DIRECTOR PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. 40263
	PLONIDA REGISTRATION NO. 40263 PLANNING FILE NO: 000-MP-19



"621 NE 1ST AVENUE DEVELOPMENT"

A REPLAT OF ALL OF LOT 11, BLOCK 1, AND ALL OF THE 10.00 FOOT WIDE ALLEY LYING EAST OF AND ADJACENT TO SAID LOT 11, "COMMERCIAL ADDITION TO POMPANO FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF VACATED NORTHEAST 7TH STREET, AND A PORTION OF THE FLORIDA EAST COAST RAILROAD PROPERTY LYING WEST OF AND ADJACENT TO AFOREMENTIONED BLOCK 1, ALL BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, POMPANO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY

PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 954-572-1777 FAX NO. 954-572-1778 FEBRUARY, 2019 BLOCK BLOCK 2 "PLAT OF S 1/2 OF SW 1/4 OF SE 1/4 OF THE NE 1/4 OF SECTION 35-48-42" "PLAT OF S 1/2 OF SW 1/4 OF SE 1/4 OF THE NE 174 OF P.B. 1, PG. 31, P.B.C.R. SECTION 35-48-42" P.B. 1, PG. 31, P.B.C.R. NORTH R/W LINE-LOT 13 LOT 12 VARIED WIDTH R/W NE 8TH STREET 03'20"E 128.80' 1487.60' ر N88°38<u>'00"</u>E ′PG. 31, PLAT LIMITS -N13°57'20"E 15.60 N88°03'20"E 103.98' NORTH LINE SE 1/4 SECTION 35-48-42 FOUND 1/2" FOUND 1/2"/~ IRON PIPE /* -31' R/W DEDICATION P.B. 12, PG. 40 R/W PARCEL BY THIS PLAT NO ID. NO ID. -N88°03'20"E / 62.39' 3,224 SQUARE FEE1 SOUTH R/W LINE ⁻ 31.19' NORTH LINE BLOCK 1-N88°03'20"E 103.98' P.R.M. TO P.R.M., / POINT OF BEGINNING Ö ~15' OPENING \sim 5225 55 OFF. 32. BLOCK ANO 28 BLOCK $\widehat{\boldsymbol{\mu}}_{i}$ L0T 4 101 VENU К Ч Ч OF S <u>5</u>4 XPQ 29 XOD F OD F O イ PARCEL "A" 101 10 10 12 12 101 PEDICATION PG. 40 (0.7061 ACRES) è റ്പ് 30 FOUND 1/2" IRON $\overline{29}$ PIPE NO ID. AT NW CORNER OF LOT 6, BLOCK $1 \neq -$ 60' R/W L P.B. 12, (W/L 3'57'20"W $\Box d$ 101 RVER D RVCK D RVCK D Ð 21 FOUND FOUND PIPE LOT 6, 6 31 NUE 51 10 ¢, Щ/ က ₹≥/ da da 8 6 7 7 \vdash 0 \mathcal{O} 5 δ S 6 20 -FOUND 1/2" IRON ₍SOUTH LINE BLOCK 1 0. PIPE NO ID. AT SW CORNER OF BLOCK 2 FOUND 5/8" I IRON PIN NO ID. REPLACED WITH P.R.M. , SET P.R.M. N88°22'50"E/ 62.29' NE 7TH STREET TN88°22'50"E 92.26 -30' R/W DEDICATION P.B. 12, PG. 40 PN88°22 N88°23' 36.33 "/→___N13°57'20"E 15.57" / €S13°57'20"W 15.57'--25 PLAT LIMITS S88°22'50"W 144.17 LOT 9 ′SET P.R.M. NORTH LINE LOT NO. 1 *+*10.42' 'AMERICAN TOWNSITES CO'S SUB-DIVISION NO. 1 OF POMPANO" ц. С. SET B.C.R P.B. 5, PG. 55, P.B.C.R. LOT NO. "AMERICAN TOWNSITES CO'S 20 超 SUB-DIVISION NO. 1 OF POMPANO" P.B. 5, PG. 55, P.B.C.R. ι≥°. Γ LOT 10 B. 5,



	PLAT BOOK PAGE
	SHEET 2 OF 2 SHEETS
LEGEND:	
P.R.M.	DENOTES: PERMANENT REFERENCE MONUMENT (SET 4"X4"X24" CONCRETE MONUMENT WITH 1.3" BRASS DISK STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED)
P.C.P.●	DENOTES: PERMANENT CONTROL POINT (MAG NAIL WITH 1.3" BRASS DISC STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)
N/D P.R.M.	 DENOTES: PERMANENT REFERENCE MONUMENT (SET MAG NAIL WITH 1.3" BRASS WASHER STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)
O.R.B.	DENOTES: OFFICIAL RECORD BOOK
×	DENOTES: SECTION CORNER
æ	DENOTES: CENTERLINE
R/W	DENOTES: RIGHT-OF-WAY
PG	DENOTES: PAGE
P.B.	DENOTES: PLAT BOOK
	DENOTES: QUARTER SECTION CORNER
	DENOTES: SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAS
D.C.R.	
P.B.C.R. ——/——	DENOTES: PALM BEACH COUNTY RECORDS DENOTES: NON-VEHICULAR ACCESS LINE

SURVEYOR'S NOTES:

1) THIS PLAT IS RESTRICTED TO 22,000 SQUARE FEET OF WAREHOUSE USE. INDUSTRIAL USES MAY HAVE UP TO 30%-50% ANCILLARY OFFICE OR UP TO 30% ANCILLARY COMMERCIAL/OFFICE USE PER BAY OR SINGLE TENANT BUILDING UPON SATISFACTION OF TRANSPORTATION CONCURRENCY FEES. NO FREESTANDING OFFICE OR COMMERCIAL USES OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

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 THERET ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERT 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.

2) THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED MERIDIAN FOR THE EASTERLY RIGHT-OF-WAY LINE OF NE 1ST AVENUE (WILSON AVENUE) BEARING S13°57'20"W.

3A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY , 20__, 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 _, 20__, 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.

- 4) 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
- 5) THE FOLLOWING NOTE IS REQUIRED BY THE CITY OF POMPANO BEACH, "ALL FACILITIES FOR THE DISTRIBUTION OF UTILITIES OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND."
- 6) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 7) THIS PLAT AND THE PROPERTY SOUTH OF AND ADJACENT TO THIS SITE ARE SUBJECT TO A BLANKET INGRESS/EGRESS EASEMENT AS RECORDED IN O.R.B 50839, PAGE 1329, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

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 THE CITY AND THIS COUNTY

