

BUDGET PLAT

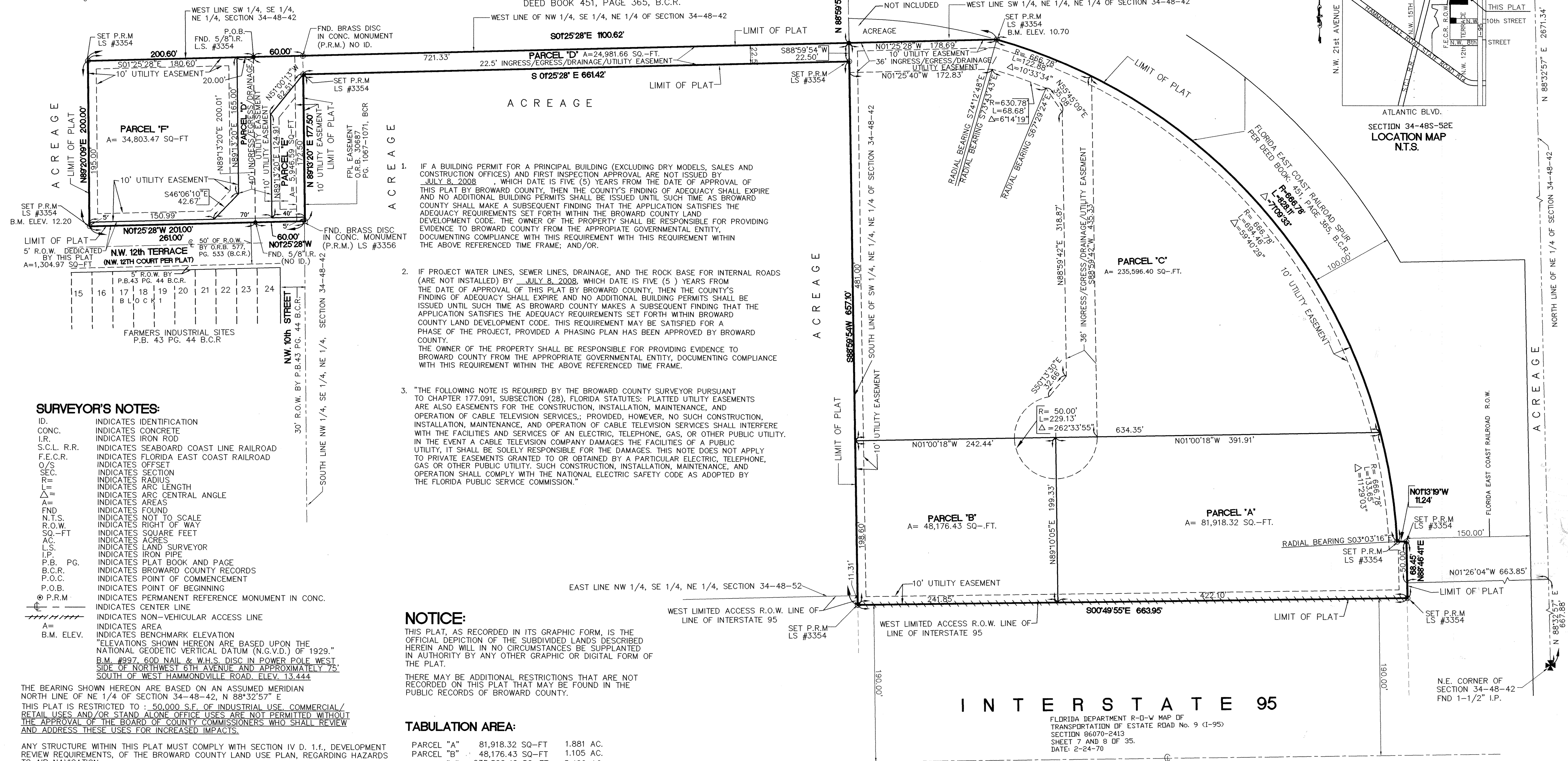
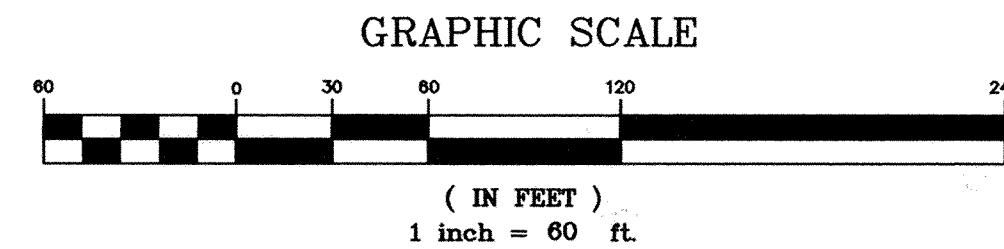
CFN #103469882
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A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4), OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

PREPARED BY:
ASSOCIATED ENGINEERS AND SURVEYORS OF SOUTH FLORIDA CORP.

CONSULTING ENGINEERS, LAND PLANNERS, LAND SURVEYORS
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PROJECT NO. 2002-104 DATE: FEBRUARY, 2002

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SURVEYOR'S NOTES:

INDICATES IDENTIFICATION
INDICATES CONCRETE
INDICATES IRON ROD
INDICATES SEABOARD COAST LINE RAILROAD
INDICATES FLORIDA EAST COAST RAILROAD
O/S INDICATES OFFSET
SEC. INDICATES SECTION
R= INDICATES RADIUS
L= INDICATES ARC LENGTH
Δ= INDICATES ARC CENTRAL ANGLE
A= INDICATES AREAS
FND INDICATES FOUND
N.T.S. INDICATES NOT TO SCALE
R.O.W. INDICATES RIGHT OF WAY
SQ.-FT INDICATES SQUARE FEET
AC. INDICATES ACRES
INDICATES LAND SURVEYOR
I.P. INDICATES IRON PIPE
P.B. PG. INDICATES PLAT BOOK AND PAGE
B.C.R. INDICATES BROWARD COUNTY RECORDS
P.O.C. INDICATES POINT OF COMMENCEMENT
P.O.B. INDICATES POINT OF BEGINNING
P.R.M INDICATES PERMANENT REFERENCE MONUMENT IN CONC.
INDICATES CENTER LINE
INDICATES NON-VEHICULAR ACCESS LINE
INDICATES AREA
A= INDICATES BENCHMARK ELEVATION
B.M. ELEV. INDICATES BENCHMARK ELEVATION
ELEVATIONS SHOWN HEREON ARE BASED UPON THE
NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929
B.M. 4997 60D NAIL & W.H.S. DISC IN POWER POLE WE
SIDE OF NORTHWEST 6TH AVENUE AND APPROXIMATELY
SOUTH OF WEST HAMMONDVILLE ROAD. ELEV. 13.444

THE BEARING SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN NORTH LINE OF NE 1/4 OF SECTION 34-48-42, N 88°32'57" E. THIS PLAT IS RESTRICTED TO: 50.000 S.F. OF INDUSTRIAL USE, COMMERCIAL/RETAIL USES AND/OR STAND ALONE OFFICE USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

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.

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.

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.

TABULATION AREA:

PARCEL "A"	81,918.32	SQ-FT	1.881	AC.
PARCEL "B"	48,176.43	SQ-FT	1.105	AC.
PARCEL "C"	235,596.40	SQ-FT	5.409	AC.
PARCEL "D"	24,981.66	SQ-FT	0.574	AC.
PARCEL "E"	5,946.59	SQ-FT	0.136	AC.
PARCEL "F"	34,803.47	SQ-FT	0.799	AC.
R.O.W. BY PLAT	1,304.97	SQ-FT	0.030	AC.
	432,727.84	SQ-FT	9.934	AC.

INTERSTATE 95

FLORIDA DEPARTMENT R-O-W MAP OF
TRANSPORTATION OF ESTATE ROAD No. 9 (I-95)
SECTION 86070-2413
SHEET 7 AND 8 OF 35.
DATE: 2-24-70

P&Z

PZ20-1400002
10/28/2020