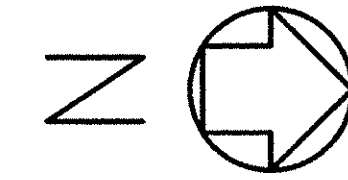


RENTERIA INC., PLAT
PART OF THE N.W. 1/4 OF
SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH,
BROWARD COUNTY, FLORIDA.

SHEET 2 OF 2



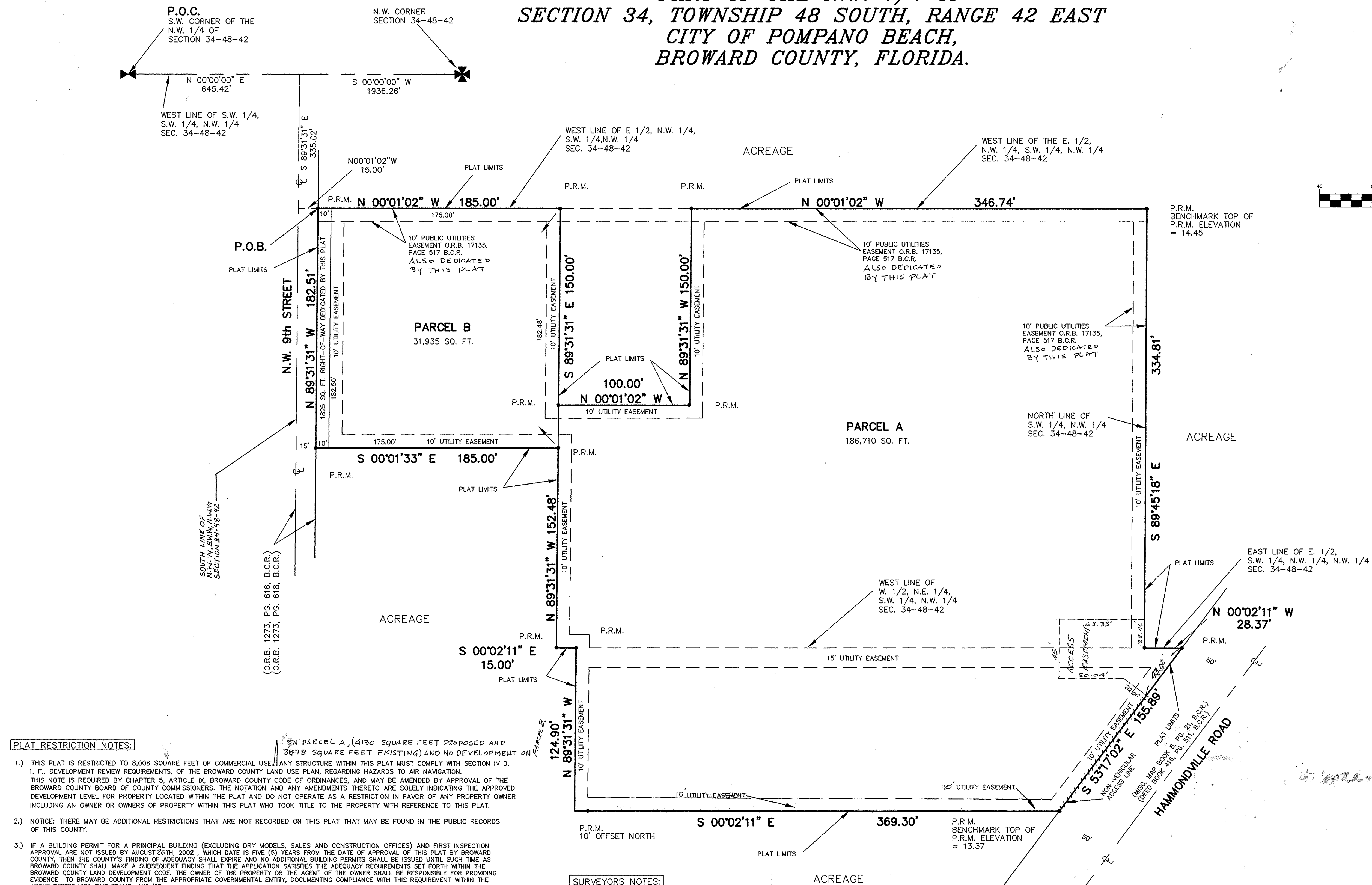
GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

P.R.M.
BENCHMARK TOP OF
P.R.M. ELEVATION
= 14.45



PLAT RESTRICTION NOTES:

- 1.) THIS PLAT IS RESTRICTED TO 8,008 SQUARE FEET OF COMMERCIAL USE/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.
- 2.) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3.) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY AUGUST 26TH, 2002, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, 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
- 4.) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY AUGUST 22TH, 2002, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, 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. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. 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.
- 5.) THIS PLAT WAS APPROVED FOR DEVELOPMENT UNDER THE DE MINIMIS EXCEPTION OF CHAPTER 5, ARTICLE IX, OF THE BROWARD COUNTY CODE OF ORDINANCES. SUCH APPROVAL REQUIRES THAT A BUILDING PERMIT FOR A PRINCIPAL BUILDING SHALL BE ISSUED ON OR BEFORE THE 26TH DAY OF AUGUST, 2000, WHICH DATE IS THREE (3) YEARS FROM THE DATE OF APPROVAL OF THE PLAT BY THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. IN THE EVENT NO BUILDING PERMIT IS ISSUED BY THE ABOVE DATE, THE COUNTY'S FINDING OF ADEQUACY OF THE REGIONAL ROAD NETWORK SHALL EXPIRE AND NO 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.

SURVEYORS NOTES:

- 1.) ● P.R.M. INDICATES PERMANENT REFERENCE MONUMENT.
- 2.) BENCHMARK OF ORIGIN IS BROWARD COUNTY BENCHMARK # 2369 "X" CUT 3' SOUTH OF BULLNOSE END, CENTERLINE OF PAVEMENT OF POWERLINE ROAD AND 200' +/- SOUTH OF N.W. 8th ST., COLLIER CITY, POMPANNO. ELEVATION = 15.830'.
- 3.) BEARINGS ARE BASED ON ASSUMED DATUM.
- 4.) B.C.R. INDICATES BROWARD COUNTY RECORDS.
- 5.) 1,825 SQUARE FEET OF RIGHT-OF-WAY ARE DEDICATED BY THIS PLAT.
- 6.) ~~*****~~ INDICATES NON-VEHICULAR ACCESS LINE.

PLAT PREPARED BY:

DAVIS ASSOCIATES, INC.

Consulting Civil and Environmental Engineers • Land Surveyors • Land Development Consultants • Planners

201 S.E. 15TH TERRACE - SUITE 103A - DEERFIELD BEACH, FL 33441

Phone: (954) 698-9101 fax: (954) 698-9722

Subdivisions & Condominiums • Land & Site Planning • Sanitary Sewer System • Water System • Drainage • Stormwater Management • Design

Lot Surveys • Mortgage Surveys • Acreage Surveys • Topographic Surveys • Rec. Plots • Condominium Plots • Construction Layout

DR

COUNTY PLAT NUMBER 004-MP-97 **BZ23-12000015**

004-MP-97 **PZ23-12000015**

06/21/2023