

RAISING CANE'S POMPANO BEACH

A PORTION OF GOVERNMENT LOT 4 IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 43 EAST  
CITY OF 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

LEGAL DESCRIPTION:

A PORTION OF GOVERNMENT LOT FOUR (4), IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4, OF SAID SECTION 19; THENCE NORTH 88°41'48" EAST, ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4, A DISTANCE OF 465.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY; THENCE SOUTH 06°53'00" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 202.06 FEET; THENCE SOUTH 88°41'48" WEST, ALONG A LINE PARALLEL TO SAID NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4, A DISTANCE OF 435.91 FEET TO THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF GOVERNMENT LOT 4; THENCE NORTH 01°34'18" WEST, ALONG SAID WEST BOUNDARY OF THE SOUTHEAST 1/4 OF GOVERNMENT LOT 4, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 2.070 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT ROZAP, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "RAISING CANE'S POMPANO BEACH".

1. PARCEL "RW" AS SHOWN HEREON IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

IN WITNESS WHEREOF: SAID ROZAP, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY \_\_\_\_\_, ITS \_\_\_\_\_, IN THE PRESENCE OF THESE TWO WITNESSES, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

WITNESS: \_\_\_\_\_ ROZAP, INC.,  
PRINT NAME: \_\_\_\_\_ A FLORIDA CORPORATION

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

ACKNOWLEDGMENT:

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, BY \_\_\_\_\_ WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

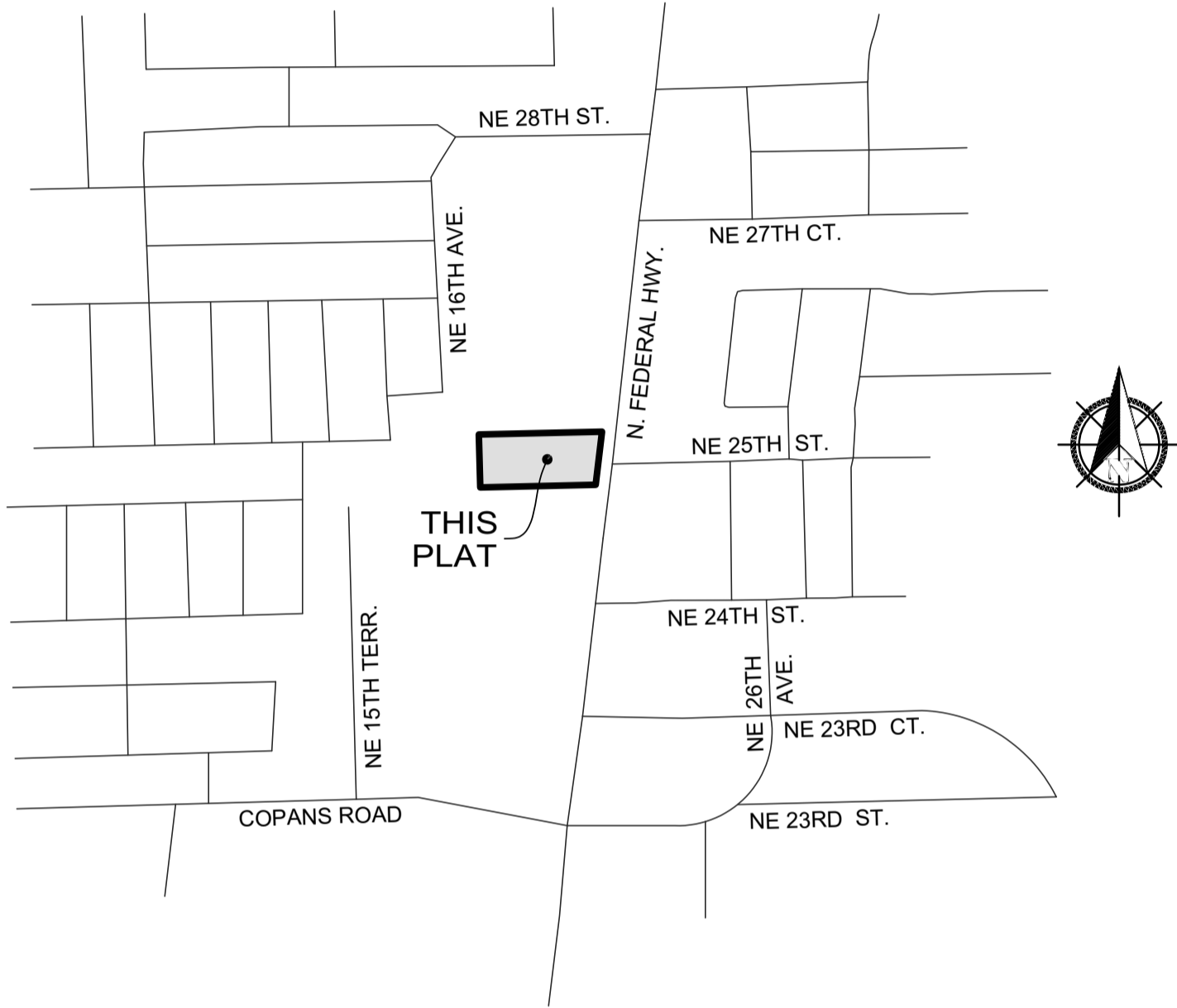
WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC - STATE OF \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

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

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
DONNA C. WEST  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4290  
STATE OF FLORIDA  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FL 33351  
CERTIFICATE OF AUTHORIZATION NO. LB3870



LOCATION MAP  
NOT TO SCALE

POMPANO BEACH CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF OF THE CITY OF POMPANO BEACH, FLORIDA, BY RESOLUTION NO. \_\_\_\_\_, ADOPTED BY THE SAID CITY COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

ATTEST: \_\_\_\_\_ ASCELETA HAMMOND  
CITY CLERK  
APPROVED: \_\_\_\_\_ REX HARDIN  
MAYOR

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
FRED STACER  
CHAIRPERSON

POMPANO BEACH CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

BY: \_\_\_\_\_  
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.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

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 \_\_\_\_\_, 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 \_\_\_\_\_, 202\_\_\_\_.

BY: \_\_\_\_\_  
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

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

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
ROBERT P. LEGG, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS4030

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
RICHARD TORNESE  
DIRECTOR  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. 263

ROZAP, INC.	CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR

P&Z

PLANNING MP-21

9/22/2021

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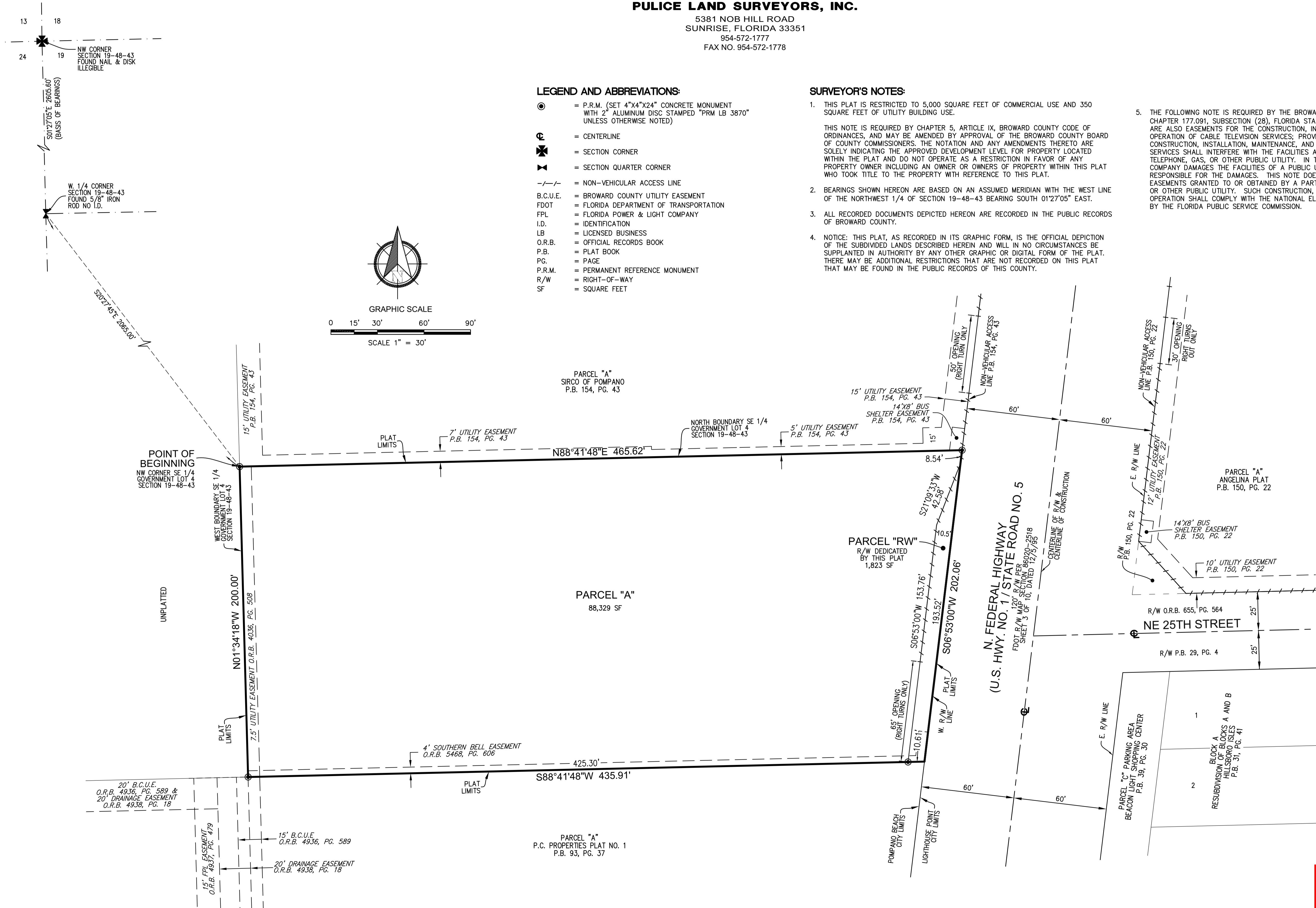
## LEGEND AND ABBREVIATIONS

- |          |   |
|----------|---|
| ⊙        | = P.R.M. (SET 4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED "PRM LB 3870" UNLESS OTHERWISE NOTED) |
| ⊕        | = CENTERLINE  |
| ⬛        | = SECTION CORNER  |
| ⬛        | = SECTION CORNER  |
| —/—/—    | = NON-VEHICULAR ACCESS LINE   |
| B.C.U.E. | = BROWARD COUNTY UTILITY EASEMENT   |
| FDOT     | = FLORIDA DEPARTMENT OF TRANSPORTATION  |
| FPL      | = FLORIDA POWER & LIGHT COMPANY   |
| I.D.     | = IDENTIFICATION  |
| LB       | = LICENSED BUSINESS   |
| O.R.B.   | = OFFICIAL RECORDS BOOK   |
| P.B.     | = PLAT BOOK   |
| PG.      | = PAGE  |
| P.R.M.   | = PERMANENT REFERENCE MONUMENT  |
| R/W      | = RIGHT-OF-WAY  |
| SF       | = SQUARE FEET   |

### SURVEYOR'S NOTES

1. THIS PLAT IS RESTRICTED TO 5,000 SQUARE FEET OF COMMERCIAL USE AND 350 SQUARE FEET OF UTILITY BUILDING 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 NATION 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. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 19-48-43 BEARING SOUTH 01°27'05" EAST.
3. ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY.
4. 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.

5. 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 REPAIRING THE SAME. THIS NOTE DOES NOT APPLY TO PRIVATELY OWNED 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.



# P&Z

PLAT NO. MP-21  
PZ21-14000010

9/22/2021