

SUMMAN WESTERN

A REPLAT OF A PORTION OF PARCEL "G" GIBSON'S PLAT AS SHOWN IN PLAT BOOK 99, PAGE 45, B.C.R., TOGETHER WITH A PORTION OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF POMPANNO BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 2 OF 2

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 ANY MANNER BY ANY OTHER INSTRUMENT. ANY INSTRUMENT WHICH IS RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT NOTES:

1. REPLACEMENT MONUMENT (P.A.M.) 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISC NO. 186860 (UNLESS NOTED OTHERWISE).

BRASS DISC NO. 186860 IS ASSUMED TO BE THE CORNER OF PARCEL "G" GIBSON'S PLAT, 48 SOUTH, RANGE 42 EAST BEING NORTH 01°23'01" WEST.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY FLOOD DAMAGE PREVENTION ACT (FDPA) (SECTION 250.02), ESSENTIALS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES: 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 OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES GRANTED TO OR SUSTAINED BY A PARTICULAR UTILITY. THIS NOTE DOES NOT APPLY TO PRIVATE UTILITIES.

ESSENTIALS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

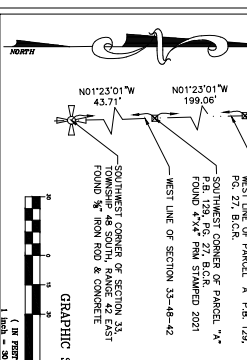
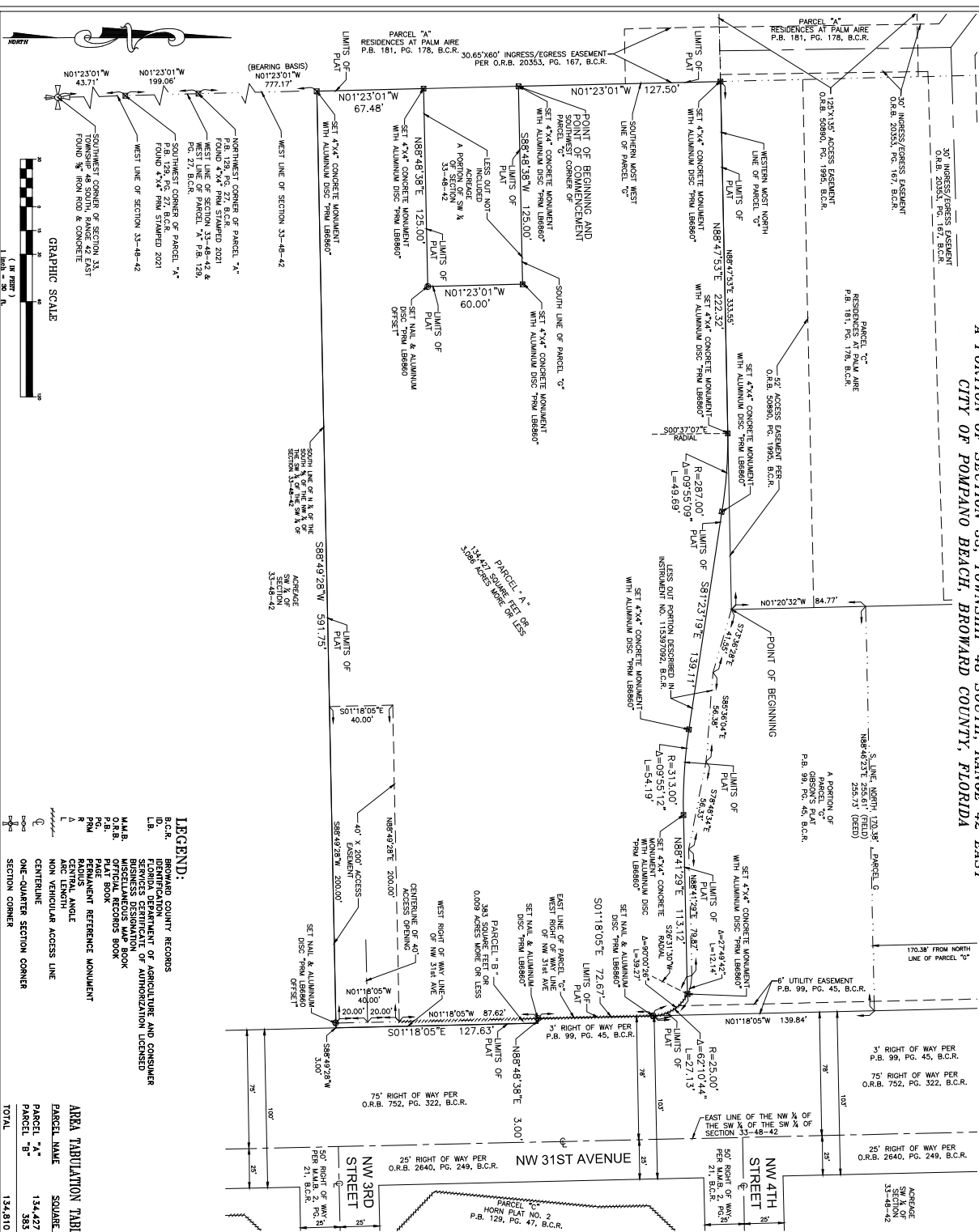
ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRIP MOISTS, SALES AND CONSTRUCTION OFFICES) AND FIRST 2024, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUFFICIENT FINDING THAT THE APPLICATION SATISFIES THE COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR THE APPROPRIATE GOVERNMENTAL ENTRY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, OR GAS LINES IS REQUIRED, THE INSTALLATION SHALL NOT BE SUBSTANTIALLY COMPLETED BY SMALL ROAD TAKE 2024, THEN NO ADDITIONAL FINDING OF ADEQUACY SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUFFICIENT FINDING THAT THE APPLICATION SATISFIES THE 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 ENTRY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY APPROVED BY THE BROWARD COUNTY BOARD OF COMMISSIONERS, THE NOTATION AND ANY AMENDMENTS HERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL 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 251.1, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.



LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- I.D. IDENTIFICATION
- L.B. FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES DESIGNATION
- M.A.B. MISCELLANEOUS MAP BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- P.M. MISCELLANEOUS MAP BOOK
- R. RADIUS
- Δ CENTRAL ANGLE
- REFERENCE MONUMENT
- CENTRELINE
- ONE-CORNER SECTION CORNER

AREA TABULATION TABLE:

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	134,427	3.086
PARCEL "B"	383	0.009
TOTAL	134,810	3.095

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009-WP-19