

DR

SURVEYOR'S NOTES

1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.

PZ26-1400001  
02/18/2026 705 SQUARE FEET OF OFFICE USE, AND 2,507 SQUARE FEET OF RETAIL USE, TOGETHER WITH ASSOCIATED PARKING, DRAINAGE, LANDSCAPE, AND UTILITY AREAS.

2. 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.

3. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.f DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N00°59'16"W, ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).

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 AND 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.

6. THE FOLLOWING NOTE IS REQUIRED BY THE CITY OF POMPAÑO BEACH, 'ALL FACILITIES FOR THE DISTRIBUTION OF UTILITIES OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

7. ACCESS SHALL BE LIMITED TO THOSE OPENINGS AS SHOWN HEREON. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

8. THIS PROPERTY LIES WITHIN THE JURISDICTION OF THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA. NO FURTHER SUBDIVISION OF THIS PLAT SHALL OCCUR WITHOUT THE APPROVAL OF THE APPROPRIATE GOVERNING AGENCIES.

# SATORI AT LIGHTHOUSE POINT

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST, CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
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LEGEND/ABBREVIATIONS

- AVE — AVENUE
- B — BASELINE
- CL — CENTERLINE
- CCR — CERTIFIED CORNER RECORD
- DOC. — DOCUMENT
- FDOT — FLORIDA DEPARTMENT OF TRANSPORTATION
- LB — LICENSED BUSINESS
- P.O.B. — POINT OF BEGINNING
- PG(S). — PAGE(S)
- P.B. — PLAT BOOK
- R/W — RIGHT-OF-WAY
- UE — UTILITY EASEMENT
- 18-48-43 — SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST
- PRM — DENOTES PERMANENT REFERENCE MONUMENT  
SET 4"x4"x24" CONCRETE POST WITH DISK  
STAMPED: C&W PRM LB 3591
- ◄ 1/4 SECTION CORNER
- NVAL — NON-VEHICULAR ACCESS LINE

