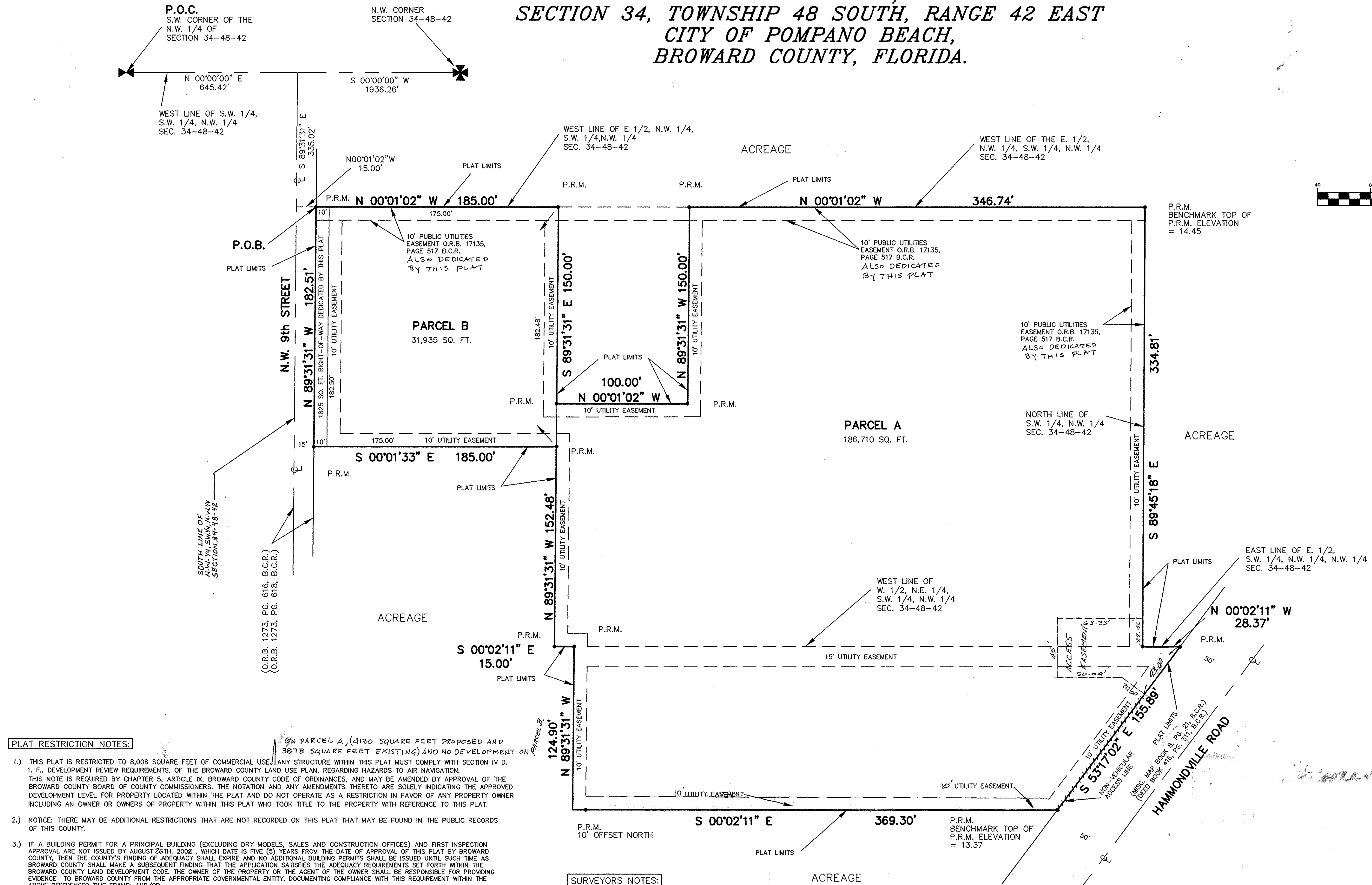


*RENTERIA INC., PLAT*  
*PART OF THE N.W. 1/4 OF*  
*SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST*  
*CITY OF POMPANO BEACH,*  
*BROWARD COUNTY, FLORIDA.*



### PLAT RESTRICTION NOTES:

- 1.) THIS PLAN IS RESTRICTED TO 8,008 SQUARE FEET OF COMMERCIAL USE. ANY STRUCTURE WITHIN THIS PLAN MUST COMPLY WITH SECTION IV D. 1. F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE STRUCTURE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.  
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IV, 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 OF THE PROPERTY LOCATED WITHIN THE PLAN AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF THE PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAN.
- 2.) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3.) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MOUNTAINS, 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 PLAN 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 TO OBTAIN AN 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 26TH, 2002, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAN 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 COUNTY GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- 5.) THIS PLAN WAS APPROVED FOR DEVELOPMENT UNDER THE DE MINIMIS EXCEPTION OF CHAPTER 5, ARTICLE IV, 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 PLAN 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 PERMIT SHALL BE ISSUED.

**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, POMPAHO. 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

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COUNTY PLAT NUMBER 004-MP-97 BZ23-12000015  
06/21/2023

# DRC

**DPRC**

PZ23-12000015  
12/06/2023