

RESTRICTIONS

THIS PLAT IS RESTRICTED TO THE FOLLOWING USES: 2,000,000 SQUARE FEET OF INDUSTRIAL ON PARCELS 1-6, 18, 19, 22 & 23; 97,000 SQUARE FEET OF COMMERCIAL ON PARCEL 17; 40,000 SQUARE FEET OF COMMUNITY FACILITY ON PARCEL 20, AND A PASSIVE PARK ON PARCEL 21. COMMERCIAL / RETAIL USES ARE NOT PERMITTED (EXCEPT ON PARCEL 17) WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D. 1.1, 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.

PARCEL 21 OF THIS PLAT HAS BEEN DESIGNATED BY THE COUNTY COMMISSION AS NATURAL RESOURCE AREA #37, PURSUANT TO BROWARD COUNTY ORDINANCE 89-6. USE OF PARCEL 21 SHALL BE RESTRICTED TO PASSIVE PARK USES AND TO STRUCTURES ANCILLARY TO SUCH USES. NO PROPOSED USE OR DEVELOPMENT SHALL IMPAIR THE NATURAL ENVIRONMENT OR DISTURB THE NATURAL ECOSYSTEM OF PARCEL 21.

"ALPHA 250"

A REPLAT OF A PORTION OF BROWARD COUNTY PLAT NO. 1 (P.B. 107, PG. 47, B.C.R.)
AND A PORTION OF SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
LYING IN SECTIONS 21 AND 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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SURVEY NOTES

1. INDICATES SET PERMANENT REFERENCE MONUMENT
2. SURVEY DATA IN FIELD BOOKS
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS SUPPLIED BY BROWARD COUNTY ENGINEERING DEPARTMENT (B.M. 637) (ELEVATION 11.75'). BEARINGS SHOWN HEREON ARE RELATIVE TO ASTRONOMIC NORTH (SUN SHOT OBSERVATION ALONG BLOUNT ROAD) (NORTH 01°25'27" WEST ALONG THE EAST LINE OF THE WEST ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28-48-42.
4. P.O.C. INDICATES POINT OF COMMENCEMENT.
5. P.O.B. INDICATES POINT OF BEGINNING.

LEGEND

B.C.R. BROWARD COUNTY RECORDS
B.M. BENCHMARK
C.A. CENTRAL ANGLE
C.L. CENTERLINE
D.B. DEED BOOK
D.E. DRAINAGE EASEMENT
ELEV. ELEVATION
K & S KEITH & SCHNARS
L.M.E. LAKE MAINTENANCE EASEMENT
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
P.C. PAGE
P.L.S. PROFESSIONAL LAND SURVEYOR
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.R.M. PERMANENT REFERENCE MONUMENT
R. RADIUS
RGE. RANGE
R/W. RIGHT-OF-WAY
SEC. SECTION
SQ. FT. SQUARE FEET
TWP. TOWNSHIP
TYP. TYPICAL
U.E. UTILITY EASEMENT
W/ WITH

