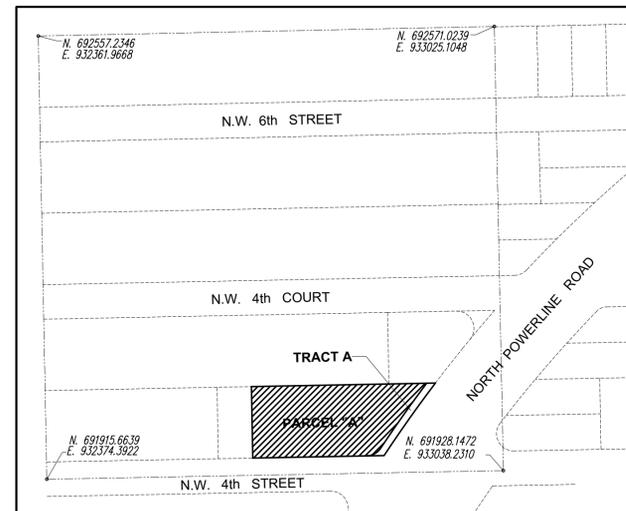
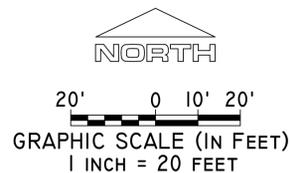


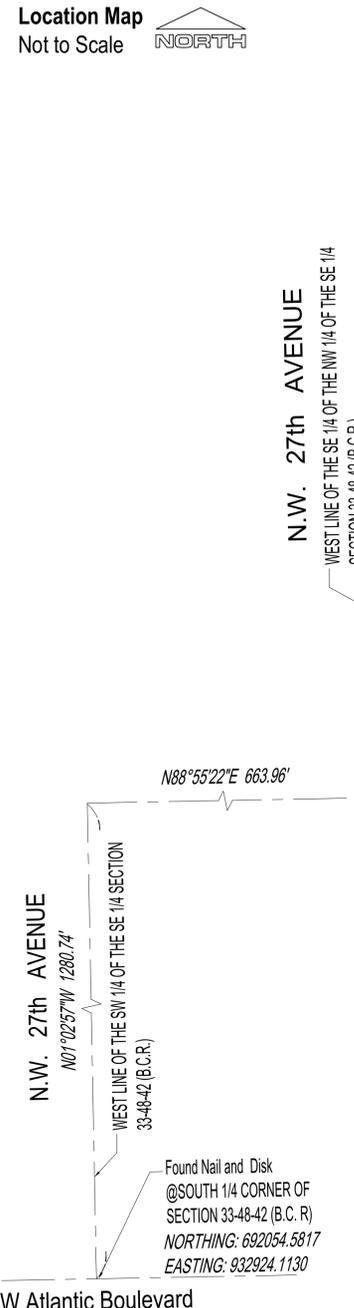
# "IMECA "

A Subdivision of a portion of Southeast 1/4, of Section 33, Township 48 South, Range 42 East, lying and being in City of Pompano Beach, Broward County, Florida.

Prepared By:  
Bello & Bello Land Surveying Corporation  
12230 S.W. 131 Avenue, Suite 201, Miami, Florida 33186  
www.bellolandsurveying.com  
February, 2023



Location Map  
Not to Scale



**Parcel "A"**  
Net Area: +/- 22 056.98 SQ.FT.  
(+/- 0.506 Acres)

- PLAT NOTES:**
- THIS PLAT IS RESTRICTED TO A 9200 SQFT COMMERCIAL USE BUILDING.
  - 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.
  - 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.

**SURVEYOR'S NOTE:**

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 BROWARD COUNTY, FLORIDA.

- LEGEND & SURVEYOR'S NOTE:**
- PRM: DENOTES PERMANENT REFERENCE MONUMENT
  - PCP: DENOTES PERMANENT CONTROL POINT
  - SQ.FT.: DENOTES SQUARE FEET
  - PB: DENOTES PLAT BOOK
  - PG: DENOTES PAGE
  - ⊙: DENOTES CENTER LINE
  - R/W: DENOTES RIGHT-OF-WAY
  - SR: DENOTES STATE ROAD
  - R: DENOTES RADIUS
  - Δ: DENOTES DELTA
  - L: DENOTES ARC LENGTH
  - SEC. 33-48-42: DENOTES SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST
  - B.C. R: DENOTES BROWARD COUNTY RECORDS
  - BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4, OF THE SE 1/4 SECTION 33-48-42 (CENTER LINE OF N.W. 4TH STREET) BEARING: N88°55'22"E