



ACREAGE

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INSTR #116838404  
Plats 183/446  
Page 2 of 2

PLAT BOOK 183 PAGE 447  
SHEET 2 OF 2 SHEETS

SURVEYOR'S NOTES

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 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.

Bearings shown hereon refer to an assumed Datum, and reference the West line of Section 34-48-42, as South 00°05'23" East, as field monumented.

IT IS THE INTENT OF THIS PLAT TO VACATE / RELEASE ALL UNDERLYING PLATTED EASEMENTS NOT SHOWN HEREON.

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **March 31st, 2025**, 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 from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or If construction of project water lines, sewer lines, drainage and the rock base for internal roads have not been substantially completed by **March 31st, 2025**, 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 from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

CITY OF POMPANO BEACH PLAT RESTRICTIONS:

1) All facilities for the distribution of electricity, telephone and cable television shall be installed underground.

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 an 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.

LEGAL DESCRIPTION:

Parcel "A", GREEN LAND TRUST PLAT, according to the plat thereof, as recorded in Plat Book 178, Pages 164 and 165, of the public records of Broward County, Florida.

TOGETHER WITH:

The North three-fifths (N 3/5) of the North one-half (N 1/2) of the West one-half (W 1/2) of the Northwest one-quarter (NW 1/4) of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4), Section 34, Township 48 South, Range 42 East, Less the West 33.00 feet thereof.

All of said land situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 184,830 square feet or 4.2431 acres, more or less.

PLAT RESTRICTION

THIS PLAT IS RESTRICTED TO 80,000 SQUARE FEET OF COMMERCIAL.

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.

LEGEND

- P.R.M. - indicates Permanent Reference Monument (4"x4"x24" Concrete monument w/brass disk stamped "McLaughlin Eng. Co."-L.B. 285) unless otherwise indicated.
- N.I.C. P.R.M.- indicates McLaughlin Engineering Co. nail with cap #285 in impervious surface.
- SQ. FT. - indicates square feet
- L.B. - indicates Licensed Business Number
- P.B. PG. - indicates Plat Book & Page
- B.C.R. - indicates Broward County Records
- ¢ - indicates centerline
- O.R., PG., - indicates Official Record, Page
- - indicates Non-Vehicular Access

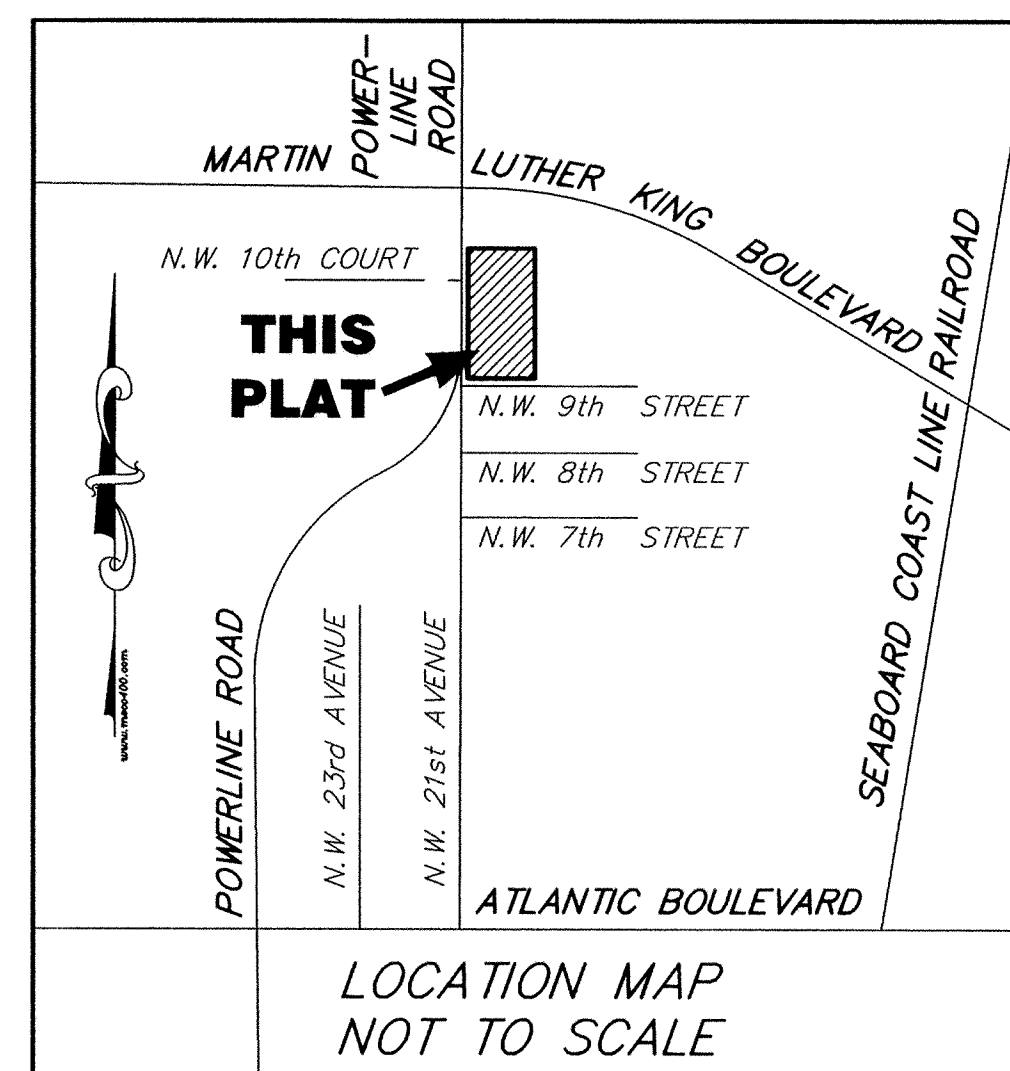
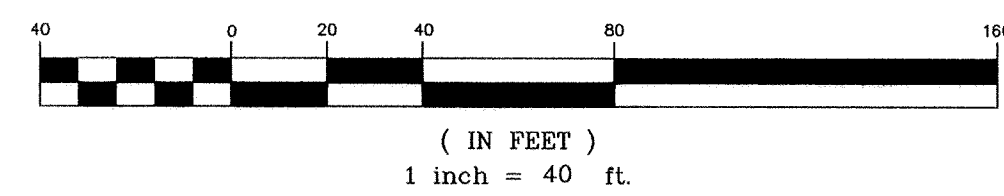
PARCEL "D"  
ESQUIRE LAKE ESTATES SECTION 1  
(PLAT BOOK 62, PAGE 20, B.C.R.)

RIGHT-OF-WAY (PER O.R. 5182, PG. 49, B.C.R.)

N.W. 10th COURT

60' RIGHT-OF-WAY (PER P.B. 62, PG. 20, B.C.R.)

GRAPHIC SCALE



LOCATION MAP  
NOT TO SCALE

PARCEL "A"  
PINNACLE VILLAGE  
(PLAT BOOK 173, PAGES 162 & 163, B.C.R.)

POWERLINE ROAD (STATE ROAD 809 & 845)

CENTERLINE (RIGHT-OF-WAY)  
MAP BOOK 3, PAGE 44

24' RIGHT-OF-WAY  
(PLAT BOOK 173, PAGE 162, B.C.R.)

WEST QUARTER (W 1/4) CORNER  
SECTION 34-48-42  
FOUND BROWARD  
COUNTY ENGINEERING DIVISION  
GPS PK NAIL IN DISK  
CERTIFIED CORNER RECORD #081467

CENTERLINE  
(RIGHT-OF-WAY)  
MAP BOOK 3, PAGE 44

RIGHT-OF-WAY (PER O.R. 5182, PG. 49, B.C.R.)

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MAP BOOK 3, PAGE 44

PARCEL "A"  
184,055 SQ. FT.  
4.2253± ACRES

**"HUROK"**  
A REPLAT OF PARCEL "A", GREEN LAND TRUST PLAT  
(PLAT BOOK 178, PAGES 164 AND 165, B.C.R.)  
AND A PLAT OF A PORTION OF THE NORTHWEST ONE-QUARTER  
(NW 1/4), SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST,  
CITY OF POMPANO BEACH,  
BROWARD COUNTY, FLORIDA  
OCTOBER, 2017